

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

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PROPOSAL NO.: LAFCO 3196

HEARING DATE: OCTOBER 21, 2015

RESOLUTION NO. 3206

A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY MAKING DETERMINATIONS ON LAFCO 3196 AND APPROVING THE REORGANIZATION TO INCLUDE CITY OF BIG BEAR LAKE ANNEXATIONS AND DETACHMENTS FROM COUNTY SERVICE AREA 53 AND ITS ZONES B AND C, COUNTY SERVICE AREA 54, AND COUNTY SERVICE AREA 70 AND ITS ZONES R-3 AND R-5 (NON-CONTIGUOUS MUNICIPALLY-OWNED PARCELS). The reorganization includes 19 separate areas encompassing a total of approximately 6.95 acres of non-contiguous, municipally-owned parcels throughout the unincorporated Bear Valley community including three parcels located in the community of Fawnskin, a parcel generally located southwest of the City of Big Bear Lake, three parcels located in the Moonridge area, four parcels located in the Lake Williams area, five parcels generally located in and around the unincorporated community of Sugarloaf, and four parcels generally located in and around Erwin Lake.

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

WHEREAS, an application for the proposed reorganization 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 October 21, 2015 at the time and place specified in the notice of public hearing; and,

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

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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", "A-1", "B", "B-1", "C", "C-1", "D", and "D-1" attached;

Condition No. 2. The following distinctive short-form designation shall be used through this proceeding: LAFCO 3196;

Condition No. 3. All previously authorized charges, fees, assessments, and/or taxes currently in effect by the City of Big Bear Lake (annexing agency) shall be assumed by the annexing territory in the same manner as provided in the original authorization pursuant to Government Code Section 56886(t).

Condition No. 4. The City of Big Bear Lake shall indemnify, defend, and hold harmless the Local Agency Formation Commission for San Bernardino County 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. 5. 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. 6. The date of issuance of the Certificate of Completion shall be the effective date of this reorganization.

SECTION 2. The Commission determines that:

- a) this proposal is certified to be legally uninhabited;
- b) it has 100 % landowner consent; and,
- c) no written opposition to a waiver of protest proceedings has been submitted by any subject agency.

Therefore, the Commission does hereby waive the protest proceedings for this action as permitted by Government Code Section 56663(c).

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SECTION 3. DETERMINATIONS. The following determinations are noted in conformance with Commission policy and Government Code Section 56668:

1. The reorganization proposal is legally uninhabited, containing no registered voter within any of the 19 areas.
2. The County Assessor's Office has determined that the total assessed value of land within the reorganization area is \$211,746 as of August 6, 2015.
3. The areas being annexed through this reorganization proposal are not within the sphere of influence assigned the City of Big Bear Lake. However, the municipally-owned parcels are being annexed into the City through the non-contiguous annexation process pursuant to Government Code Section 56072; therefore, the provision regarding sphere consistency for annexation does not apply.
4. Commission consideration of this proposal has been advertised in *The Big Bear Grizzly*, a newspaper of general circulation within the reorganization area. As required by State law, individual notification was provided to affected and interested agencies, County departments, and those individuals and agencies having requested such notice.
5. In compliance with Commission policy and Government Code Section 56157, the Notice of Hearing for this proposal was provided by publication in *The Big Bear Grizzly* as an 1/8th page legal ad. Comments from registered voters and landowners and any affected local agency in support or opposition have been reviewed and considered by the Commission in making its determination.
6. The City of Big Bear Lake will designate all the areas being annexed into the City as Public Facilities (P) through a General Plan Amendment following completion of the annexation process. Pre-zoning was not a requirement as allowed under Government Code Section 56375(a)(7) as the properties are already developed.
7. The Southern California Associated Governments (SCAG) adopted its 2012-2035 Regional Transportation Plan and Sustainable Communities Strategy pursuant to Government Code Section 65080. LAFCO 3196 has no direct impact on SCAG's Regional Transportation Plan.
8. The Local Agency Formation Commission has determined that this proposal is statutorily exempt from the California Environmental Quality Act (CEQA). This recommendation is based on the finding that the proposal has no potential to cause any adverse effect on the environment since no development and/or physical modification is proposed on any of the parcels being annexed. The Commission certifies it has reviewed and considered the environmental recommendation and finds that, without any identifiable physical changes, this proposal does not constitute a project and is not subject to environmental review under the provisions of the State CEQA Guidelines Section 15061(b)(3).

The Commission adopted the Statutory Exemption and directed its Executive Officer to file a Notice of Exemption within five (5) days with the San Bernardino County Clerk of the Board of Supervisors.

9. The areas within the reorganization are served by the following local agencies: County of San Bernardino, Inland Empire Resource Conservation District, Bear Valley Community

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Healthcare District, Big Bear Airport District, Big Bear Municipal Water District, Big Bear Valley Park and Recreation District, Big Bear City Community Services District (portion), San Bernardino County Fire Protection District and its Mountain Service Zone (portion), CSA 53, CSA 53 Zones B and C (portion), CSA 70, and CSA 70 Zones R-3 and R-5 (portion).

County Service Area 53 and its Zones B and C along with County Service Area 70 and its Zones R-3 and R-5 will be detached as a function of this reorganization. None of the other agencies are affected by this proposal as they are regional in nature.

10. The City of Big Bear Lake submitted a plan for services as required by law. 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 for Service submitted conform to those adopted standards and requirements and show that the level of service will be maintained following annexation.

Road maintenance service will continue to be provided by CSA 70 Zones R-3 and R-5 to their respective areas by contract in order to assure continuity.

11. The reorganization proposal is in compliance with Commission policies and would be for the benefit of the water ratepayers for the City's Department of Water and Power. Annexing these municipally-owned parcels would relieve the City of a recurring annual property tax obligation of approximately \$110,000.
12. This proposal will not affect the ability of the City of Big Bear Lake to achieve its fair share of the regional housing needs since the reorganization only includes areas that will remain as public facilities.
13. With respect to environmental justice, the reorganization proposal—wherein the parcels being annexed into the City of Big Bear Lake will remain as public facilities—will not result in the unfair treatment of any person based on race, culture or income.
14. The County of San Bernardino and City of Big Bear Lake have successfully negotiated a transfer of ad valorem taxes as required by State law. Copies of the resolutions adopted by the San Bernardino county board of Supervisors and the City Council of the City of Big Bear Lake are on file in the LAFCO office outlining the exchange of revenues.
15. The maps and legal descriptions, as revised, are in substantial compliance with LAFCO and State standards through certification by the County Surveyor's Office.

SECTION 4. The reason for this reorganization is to relieve the City of Big Bear Lake of a recurring annual property tax obligation of approximately \$110,000, which is a significant savings that would benefit the water ratepayers of its Department of Water and Power.

SECTION 5. The affected territory shall not be taxed for existing bonded indebtedness or contractual obligations of the City of Big Bear Lake through the reorganization. The regular County assessment rolls are utilized by the City Big Bear Lake.

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SECTION 6. 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 7. The Commission hereby orders the territory described in Exhibits "A", "A-1", "B", "B-1", "C", "C-1", "D", and "D-1" reorganized. The Commission hereby directs, that following completion of the reconsideration period specified by Government Code Section 56895(b), the Executive Officer shall prepare and file a Certificate of Completion, as required by Government Code Section 57176 through 57203, and a Statement of Boundary Change, as required by Government Code Section 57204.

SECTION 8. 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.

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

**AYES: COMMISSIONERS: Bagley, Cox, Curatalo, McCallon
Ramos, Williams**

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS:Lovingood

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 21, 2015.

DATED: October 21, 2015

KATHLEEN ROLLINGS-MCDONALD
Executive Officer



LAFCO 3196**Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.**

Those parcels of land located within Township 2 North, Range 1 West, S.B.M. County of San Bernardino, State of California, more particularly described as follows:

Area 1: Annexation to the City of Big Bear Lake and Detachment from CSA 53 and its Zones B & C, CSA 54, and CSA 70.

Beginning at the centerline intersection of North Shore Drive and Cherokee Street, being the **Point of Beginning**;

1. Thence South $40^{\circ}42'56''$ East, along the centerline of Cherokee Street, a distance of 243.58 feet, more or less;
2. Thence North $49^{\circ}16'30''$ East, a distance of 30.00 feet, more or less, to a point on the boundary of Lot 290, Tract No. 1876, recorded in Book 27 of Maps, Pages 48-53, said point being the **True Point of Beginning**;
3. Thence North $39^{\circ}41'00'$ West, along the boundary of said Lot 290, a distance of 86.90 feet, more or less, to the northwest corner of said Lot 290;
4. Thence northeasterly along a curve concave to the south, having a radius of 86.90 feet, a central angle of $26^{\circ}41'10''$, and a radial bearing of North $39^{\circ}41'00'$ West, a distance of 40.47 feet, more or less;
5. Thence northeasterly along a compound curve concave to the south, having a radius of 217.76 feet, a central angle of $11^{\circ}50'25''$, and a radial bearing of North $12^{\circ}59'50'$ West, a distance of 45.00 feet, more or less, to the northeast corner of said Lot 290;
6. Thence South $00^{\circ}11'40''$ West, a distance of 106.49 feet, more or less, to the southeast corner of said Lot 290;
7. Thence northwesterly along a curve concave to the north, having a radius of 50.85 feet, a central angle of $47^{\circ}19'00''$, and a radial bearing of North $16^{\circ}31'18'$ East, a distance of 30.00 feet, more or less, to the **True Point of Beginning**.

Containing 5095 sq. ft. (0.12 acres), more or less.

Area 2: Annexation to the City of Big Bear Lake and Detachment from CSA 53 and its Zones B & C, CSA 54, and CSA 70.

Beginning at the centerline intersection of Bruin Trail and Clinemiller Place, being the **Point of Beginning**;

LAFCO 3196**Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.**

1. Thence South 89°57'00" East, along the centerline of Clinemiller Place, a distance of 408.57 feet, more or less;
2. Thence North 00°01'00" East, a distance of 20.00 feet, more or less, to southeast corner of Lot 312 of Clinemiller Subdivision, recorded in Book 20 of Maps, Pages 19-20, said point being the **True Point of Beginning**;
3. Thence North 89°57'00" West, a distance of 100.00 feet, more or less, to the southwest corner of Lot 311 of said Clinemiller Subdivision;
4. Thence North 00°01'00" East, along the boundary of said Lot 311, a distance of 150.00 feet, more or less, to the northwest corner of said Lot 311;
5. Thence South 89°57'00" East, a distance of 100.00 feet, more or less, to the northeast corner of said Lot 312;
6. Thence South 00°01'00" West, along the boundary of said Lot 312, a distance of 150.00 feet, more or less, to the **True Point of Beginning**;

Containing 15000 sq. ft. (0.34 acres), more or less.

Area 3: Annexation to the City of Big Bear Lake and Detachment from CSA 53 and its Zones B & C, CSA 54, and CSA 70.

Beginning at the centerline intersection of Red Robin Drive and Mesquite Drive, being the **Point of Beginning**;

1. Thence South 00°01'00" West, along the centerline of Mesquite Drive, a distance of 536.21 feet, more or less;
2. Thence North 89°55'00" West, a distance of 120.00 feet, more or less, to southeast corner of Lot 75 of the map of Fawnskin, recorded in Book 21 of Maps, Pages 34-35, said point being the **True Point of Beginning**;
3. Thence North 89°55'00" West, along the boundary of said Lot 75, a distance of 50.00 feet, more or less;
4. Thence North 04°38'58" East, a distance of 183.29 feet, more or less, to the north line of said Lot 75;

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Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.

5. Thence South 88°49'00" East, along the boundary of said Lot 75, a distance of 45.00 feet, more or less, to the northeast corner of said Lot 75;
6. Thence South 03°06'00" West, along the boundary of said Lot 75, a distance of 182.10 feet, more or less, said corner being the **True Point of Beginning**;

Containing 8663 sq. ft. (0.20 acres), more or less.

Areas 1, 2, & 3 Containing 28758 sq. ft. (0.66 acres), more or less.

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



09/15/2015

James I. Stone

Date

Deputy County Surveyor

PLS 9075, Expiration: March 31, 2016





THIS MAP WAS PREPARED BY ME
OR UNDER MY DIRECTION

James I. Stone
James I. Stone
Deputy County Surveyor
PLS 9075
09/15/2015
Date
Exp. 3/31/2016
Job Number 00137CP0 - Revised September 15, 2015



LAFCO 3196 - Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.

Annexation to the City of Big Bear Lake and Detachment from County Service Area 70, County Service Area 54, and County Service Area 53 and its Zones B and C.

Affected Agencies:

- CSA 53 (Zones B & C)
- CSA 54
- CSA 70

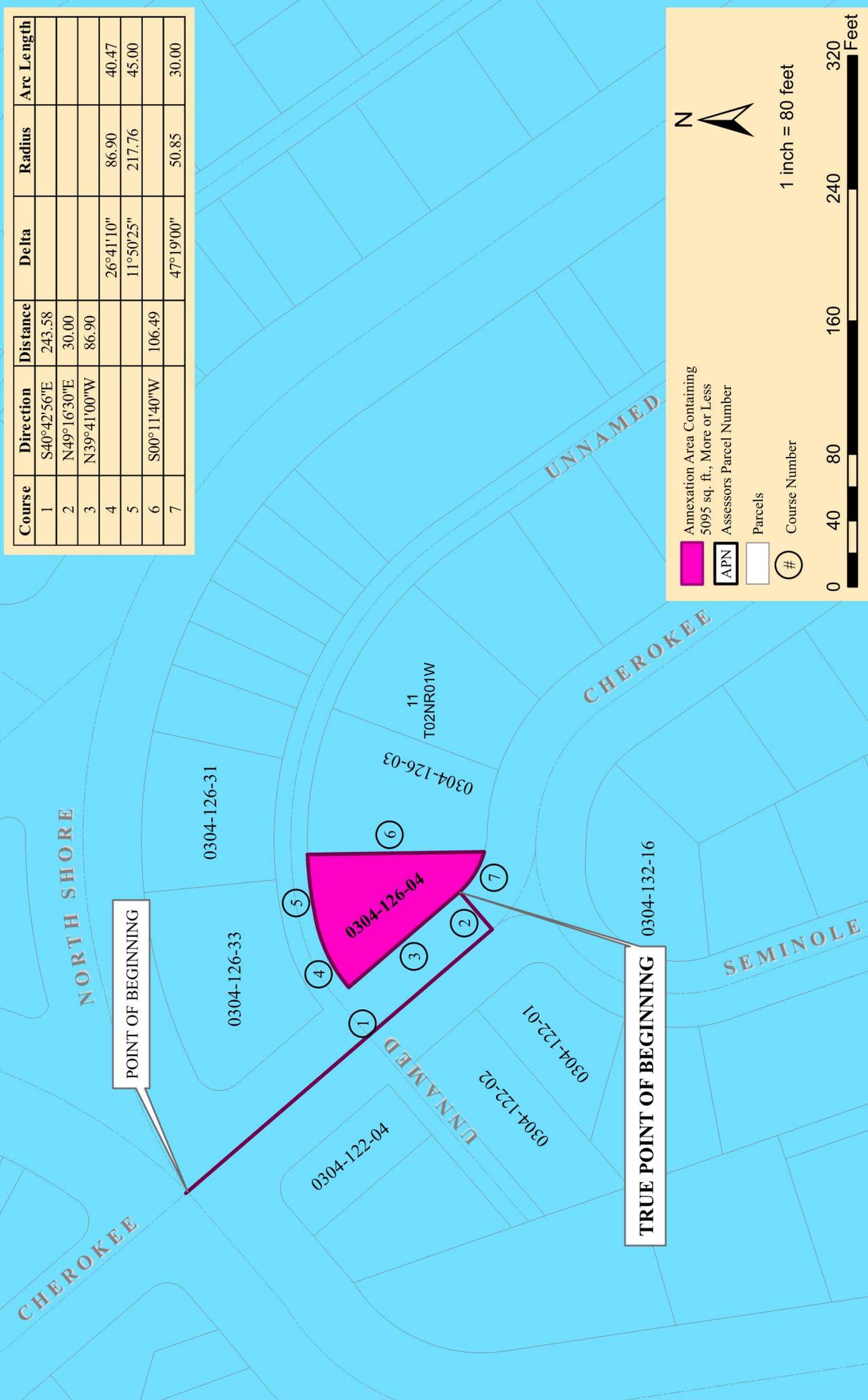


EXHIBIT A-1

THIS MAP WAS PREPARED BY ME
OR UNDER MY DIRECTION

[Signature] 09/15/2015

James I. Stone Date
Deputy County Surveyor
PLS 9075 Exp. 3/31/2016
Job Number: 00137CPO - Revised September 15, 2015



Affected Agencies:

- CSA 53 (Zones B & C)
- CSA 54
- CSA 70

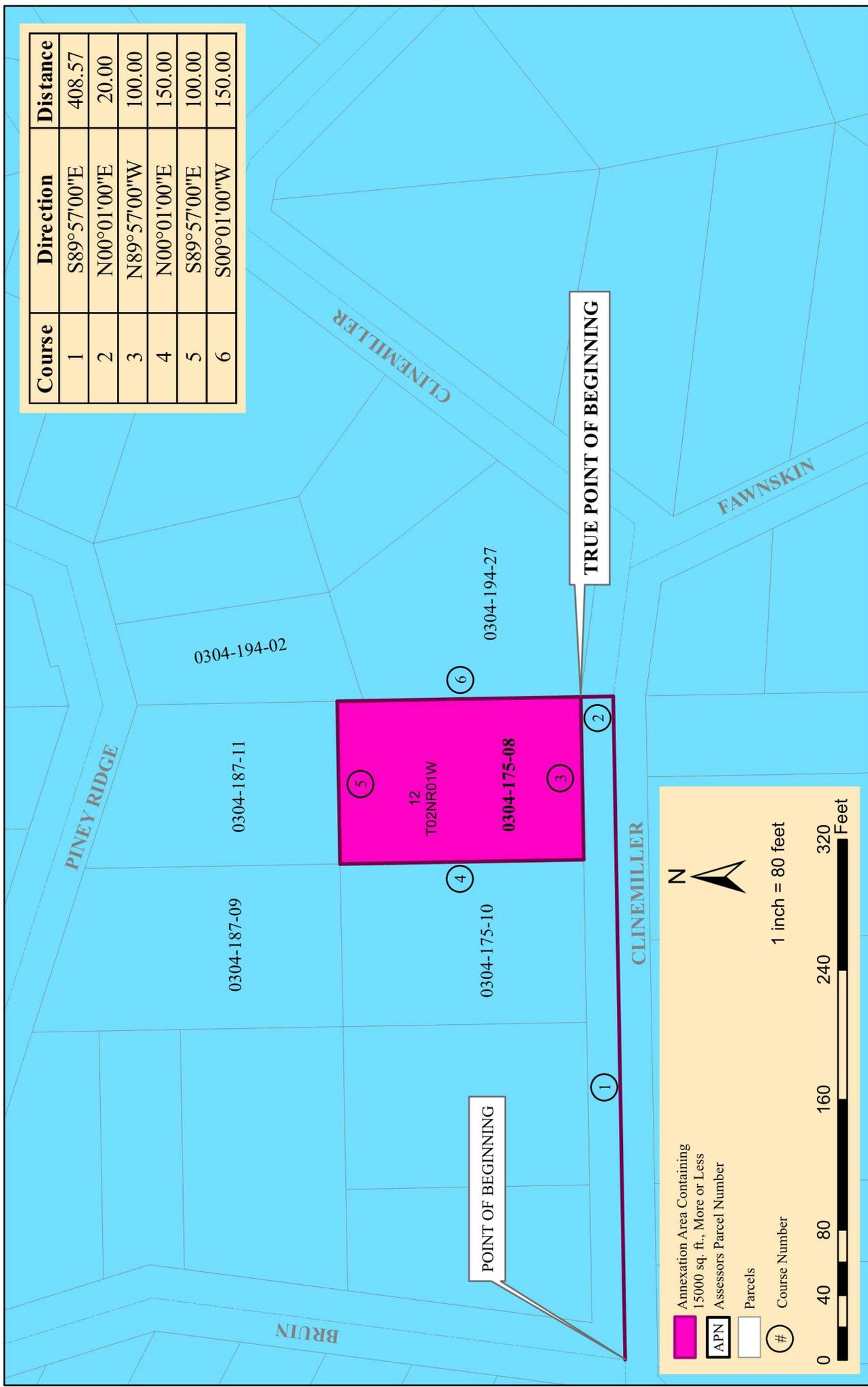
LAFCO 3196 - Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.

AREA 1

Annexation to the City of Big Bear Lake and Detachment from County Service Area 70, County Service Area 54, and County Service Area 53 and its Zones B and C.

That portion of Section 11, Township 2 North, Range 1 West, S.B.M., San Bernardino County, State of California.

Course	Direction	Distance
1	S89°57'00"E	408.57
2	N00°01'00"E	20.00
3	N89°57'00"W	100.00
4	N00°01'00"E	150.00
5	S89°57'00"E	100.00
6	S00°01'00"W	150.00



THIS MAP WAS PREPARED BY ME
OR UNDER MY DIRECTION

James I. Stone

James I. Stone
Deputy County Surveyor
PLS 9075

Date
09/15/2015

Exp. 3/31/2016

Job Number 00137CPO - Revised September 15, 2015



Affected Agencies:
CSA 53 (Zones B & C)
CSA 54
CSA 70

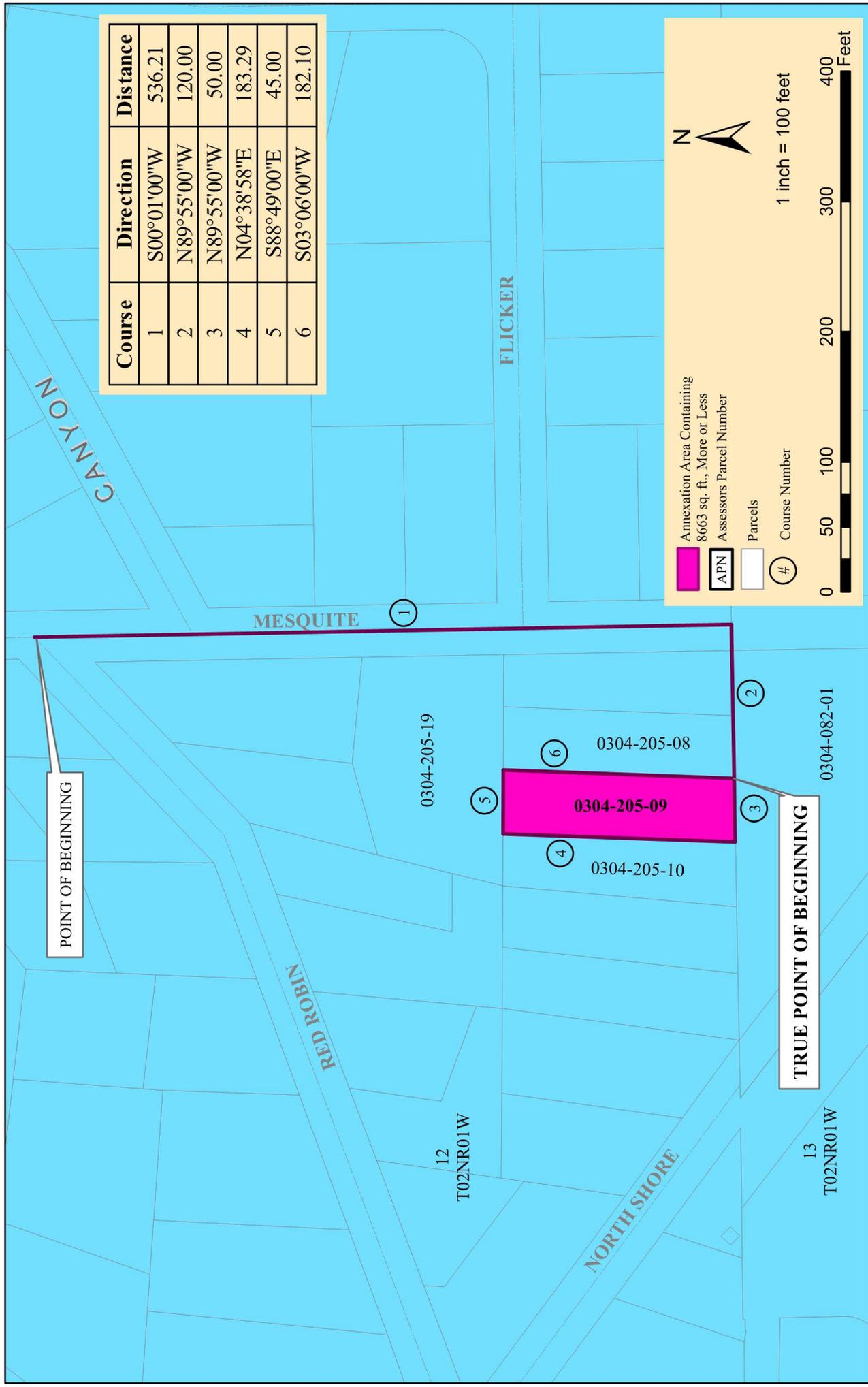
LAFCO 3196 - Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.

AREA 2

Annexation to the City of Big Bear Lake and Detachment from County Service Area 70, County Service Area 54, and County Service Area 53 and its Zones B and C.

That portion of Section 12, Township 2 North, Range 1 West, S.B.M., San Bernardino County, State of California.

Course	Direction	Distance
1	S00°01'00"W	536.21
2	N89°55'00"W	120.00
3	N89°55'00"W	50.00
4	N04°38'58"E	183.29
5	S88°49'00"E	45.00
6	S03°06'00"W	182.10



Annexation Area Containing
8663 sq. ft., More or Less

APN Assessor's Parcel Number

Parcels

Course Number

1 inch = 100 feet

0 50 100 200 300 400 Feet



THIS MAP WAS PREPARED BY ME
OR UNDER MY DIRECTION

James I. Stone

James I. Stone Date
Deputy County Surveyor
PLS 9075 Exp. 3/31/2016

Job Number: 00137CPO - Revised September 15, 2015

Affected Agencies:
CSA 53 (Zones B & C)
CSA 54
CSA 70

LAFCO 3196 - Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.

AREA 3

Annexation to the City of Big Bear Lake and Detachment from County Service Area 70, County Service Area 54, and County Service Area 53 and its Zones B and C.

LAFCO 3196**Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.**

Those parcels of land located within Township 2 North, Range 1 West, 1 and 2 East, S.B.M. County of San Bernardino, State of California, more particularly described as follows:

Area 4: Annexation to the City of Big Bear Lake and Detachment from CSA 53 and CSA 70.

Beginning at the northwest corner of the northeast $\frac{1}{4}$ of Section 26, Township 2 North, Range 1 West, S.B.M., said corner being South $88^{\circ}59'36''$ West a distance of 2636.18 feet from the Northeast Corner of said Section 26, said corner also being the **Point of Beginning**;

1. Thence South $00^{\circ}58'47''$ East, along the west line of the said northeast $\frac{1}{4}$ of said Section 26, a distance of 1903.87 feet, more or less, to a point, said point being South $53^{\circ}08'45''$ West a distance of 3252.32 feet from the Northeast Corner of said Section 26;
2. Thence South $89^{\circ}01'13''$ East, a distance of 71.40 feet, more or less, to the **True Point of Beginning**, said point being South $52^{\circ}22'49''$ West a distance of 3196.38 feet from the Northeast Corner of said Section 26;
3. Thence North $00^{\circ}07'42''$ West, a distance of 150.00 feet;
4. Thence South $89^{\circ}32'23''$ East, a distance of 150.00 feet;
5. Thence South $00^{\circ}07'42''$ East, a distance of 150.00 feet;
6. Thence North $89^{\circ}32'23''$ West, a distance of 150.00 feet, to the **True Point of Beginning**.

Containing 22500 sq. ft. (0.52 acres), more or less.

Area 5: Annexation to the City of Big Bear Lake and Detachment from CSA 53 and CSA 70.

Beginning at the centerline intersection of Wolf Road and Coyote Court, being the **Point of Beginning**;

1. Thence North $01^{\circ}20'00''$ West, along the centerline of Coyote Court, a distance of 44.61 feet, more or less;
2. Thence North $89^{\circ}40'00''$ East, a distance of 20.00 feet, more or less, to a point on the boundary of Lot 14, Tract No. 7665, recorded in Book 98 of Maps, Pages 4-5, said point being the **True Point of Beginning**;

LAFCO 3196**Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.**

3. Thence North $01^{\circ}20'00''$ West, along the boundary of said Lot 14, a distance of 0.47 feet, more or less;
4. Thence northwesterly along a tangent curve concave to the west, having a radius of 145.00 feet, and a central angle of $38^{\circ}15'00''$, a distance of 90.28 feet, more or less;
5. Thence northwesterly along a reverse curve concave to the east, having a radius of 105.00 feet, a central angle of $09^{\circ}00'37''$, a distance of 16.51 feet, more or less;
6. Thence northerly along a compound curve concave to the east, having a radius of 50.00 feet, a central angle of $69^{\circ}59'41''$, a distance of 61.08 feet, more or less, to the northwest corner of said Lot 14;
7. Thence North $86^{\circ}02'25''$ East, a distance of 124.72 feet, more or less, to the northeast corner of said Lot 14;
8. Thence South $00^{\circ}30'00''$ East, a distance of 175.00 feet, more or less, to the southeast corner of said Lot 14;
9. Thence South $78^{\circ}32'00''$ West, a distance of 65.00 feet, more or less;
10. Thence northwesterly along a tangent curve concave to the east, having a radius of 20.00 feet, a central angle of $100^{\circ}08'00''$, a distance of 34.95 feet, more or less, to the **True Point of Beginning**.

Containing 19801 sq. ft. (0.45 acres), more or less.

Area 7: Annexation to the City of Big Bear Lake and Detachment from CSA 53 and CSA 70.

Being a portion of Section 28, Township 2 North, Range 2 East, S.B.M., County of San Bernardino, State of California, more particularly described as follows;

The West 100.00 feet of the North 150.00 feet of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 28.

Containing 15000 sq. ft. (0.34 acres), more or less.

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Area 8: Annexation to the City of Big Bear Lake and Detachment from CSA 53 and CSA 70.

Beginning at the centerline intersection of Angelus Avenue and Sky View Drive, being the **Point of Beginning**;

1. Thence along the centerline of Sky View Drive, southeasterly along a curve concave to the north, having a radius of 200.00 feet, a central angle of 25°41'00", a radial bearing of North 20°45'00" East, and a distance of 89.65 feet, more or less;
2. Thence North 85°04'00" East, along the centerline of Sky View Drive, a distance of 200.50 feet, more or less;
3. Thence South 04°56'00" East, a distance of 25.00 feet, more or less, to the northwest corner of Lot 119, Tract No. 8116, recorded in Book 108 of Maps, Pages 32-34, said point being the **True Point of Beginning**;
4. Thence North 85°04'00" East, a distance of 70.00 feet, more or less, to the northeast corner of said Lot 119;
5. Thence South 04°56'00" East, a distance of 117.22 feet, more or less, to the southeast corner of said Lot 119;
6. Thence South 88°34'45" West, a distance of 70.13 feet, more or less, to the southwest corner of said Lot 119;
7. Thence North 04°56'00" West, a distance of 112.92 feet, more or less, to the **True Point of Beginning**.

Containing 8055 sq. ft. (0.18 acres), more or less.

Area 9: Annexation to the City of Big Bear Lake and Detachment from CSA 53 and CSA 70.

Beginning at the centerline intersection of Onyx Way and Monte Vista Drive, being the **Point of Beginning**;

1. Thence North 89°02'58" East, along the centerline of Monte Vista Drive, a distance of 165.00 feet, more or less, to the East boundary of Tract No. 8116, recorded in Book 108 of Maps, Pages 32-34;

LAFCO 3196**Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.**

2. Thence North 00°00'30" East, along said East boundary, a distance of 25.00 feet, more or less, to the southeast corner of Lot 87 of said Tract No. 8116, said point being the **True Point of Beginning**;
3. Thence South 89°02'58" West, a distance of 131.31 feet, more or less, to the southwest corner of Lot 86, of said Tract No. 8116;
4. Thence North 00°57'02" West, a distance of 118.00 feet, more or less, to the northwest corner of said Lot 86;
5. Thence North 89°02'58" East, a distance of 133.29 feet, more or less, to the northeast corner of said Lot 87;
6. Thence South 00°00'30" West, a distance of 118.02 feet, more or less, to the **True Point of Beginning**.

Containing 15612 sq. ft. (0.36 acres), more or less.

Area 10: Annexation to the City of Big Bear Lake and Detachment from CSA 53 and CSA 70.

Beginning at the centerline intersection of Monte Vista Drive and Onyx Way, being the **Point of Beginning**;

1. Thence South 00°00'30" West, along the centerline of Onyx Way, a distance of 367.76 feet, more or less;
2. Thence South 89°59'30" East, a distance of 25.00 feet, more or less, to the southwest corner of Lot 92 of Tract No. 8116, recorded in Book 108 of Maps, Pages 32-34, said point being the **True Point of Beginning**;
3. Thence North 00°00'30" East, a distance of 68.00 feet, more or less, to the northwest corner of Lot 92;
4. Thence South 89°59'30" East, a distance of 139.98 feet, more or less, to the northeast corner of said Lot 92;
5. Thence South 00°00'30" West, a distance of 68.00 feet, more or less, to the southeast corner of said Lot 92;

LAFCO 3196**Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.**

6. Thence North 89°59'30" West, a distance of 139.98 feet, more or less, to the **True Point of Beginning**.

Containing 9519 sq. ft. (0.22 acres), more or less.

Area 11: Annexation to the City of Big Bear Lake and Detachment from CSA 53 and CSA 70.

Beginning at the centerline intersection of McAlister Road and Fox Farm Road, being the **Point of Beginning**;

1. Thence along the centerline of Fox Farm Road, southeasterly along a curve concave to the south, having a radius of 200.00 feet, a central angle of 59°48'52", a radial bearing of North 30°44'18" East, and a distance of 208.79 feet, more or less;
2. Thence South 89°26'50" East, a distance of 25.00 feet, more or less, to the south corner of Parcel 3, of Parcel Map No. 412, recorded in Book 4 of Parcels, Page 13, said point being the **True Point of Beginning**;
3. Thence northwesterly along a curve concave to the south, having a radius of 230.00 feet, a central angle of 48°22'21", a radial bearing of South 89°26'50" East, and a distance of 194.18 feet, more or less;
4. Thence northerly along a reverse curve concave to the east, having a radius of 20.00 feet, a central angle of 78°02'21", and a distance of 27.24 feet, more or less;
5. Thence North 30°13'10" East, a distance of 1.12 feet, more or less, to the northwest corner of said Parcel 3;
6. Thence South 88°34'22" East, a distance of 80.76 feet, more or less, to the northeast corner of said Parcel 3;
7. Thence South 00°33'10" West, a distance of 196.51 feet, more or less, to the **True Point of Beginning**.

Containing 6153 sq. ft. (0.14 acres), more or less.

LAFCO 3196**Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.**

Area 12: Annexation to the City of Big Bear Lake and Detachment from CSA 53 and CSA 70.

Beginning at the centerline intersection of Sunnyslope Road and La Crescenta Drive, being the **Point of Beginning**;

1. Thence North 14°50'00" West, along the centerline of La Crescenta Drive, a distance of 40.00 feet, more or less, to the North boundary of Tract No. 7150, recorded in Book 150 of Maps, Pages 5-7;
2. Thence South 75°10'00" West, a distance of 20.00 feet, more or less, to the **True Point of Beginning**;
3. Thence southwesterly along a curve concave to the northwest, having a radius of 20.00 feet, a central angle of 90°00'00", a radial bearing of North 75°10'00" East, and a distance of 31.42 feet, more or less;
4. Thence South 75°10'00" West, a distance of 120.00 feet;
5. Thence North 14°50'00" West, a distance of 150.00 feet;
6. Thence North 75°10'00" East, a distance of 140.00 feet;
7. Thence South 14°50'00" East, a distance of 130.00 feet, to the **True Point of Beginning**.

Containing 20914 sq. ft. (0.48 acres), more or less.

Area 13: Annexation to the City of Big Bear Lake and Detachment from CSA 53 and CSA 70.

Beginning at the Southwest corner of the Northwest quarter of Section 24, Township 2 North, Range 1 East, S.B.M., said corner being the **Point of Beginning**;

1. Thence North 89°56'30" East, along the South line of said Northwest quarter, a distance of 373.49 feet;
2. Thence at right angles North 00°03'30" West, a distance of 48.50 feet, to the **True Point of Beginning**;
3. Thence South 89°56'30" West, a distance of 50.00 feet;
4. Thence North 00°03'30" West, a distance of 100.00 feet;

LAFCO 3196

Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.

- 5. Thence North 89°56'30" East, a distance of 100.00 feet;
- 6. Thence South 00°03'30" East, a distance of 100.00 feet;
- 7. Thence South 89°56'30" West, a distance of 50.00 feet, to the **True Point of Beginning.**

Containing 10000 sq. ft. (0.23 acres), more or less.

Areas 4, 5, 7, 8, 9, 10, 11, 12 & 13 Containing 127554 sq. ft. (2.92 acres), more or less.

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



09/23/2015

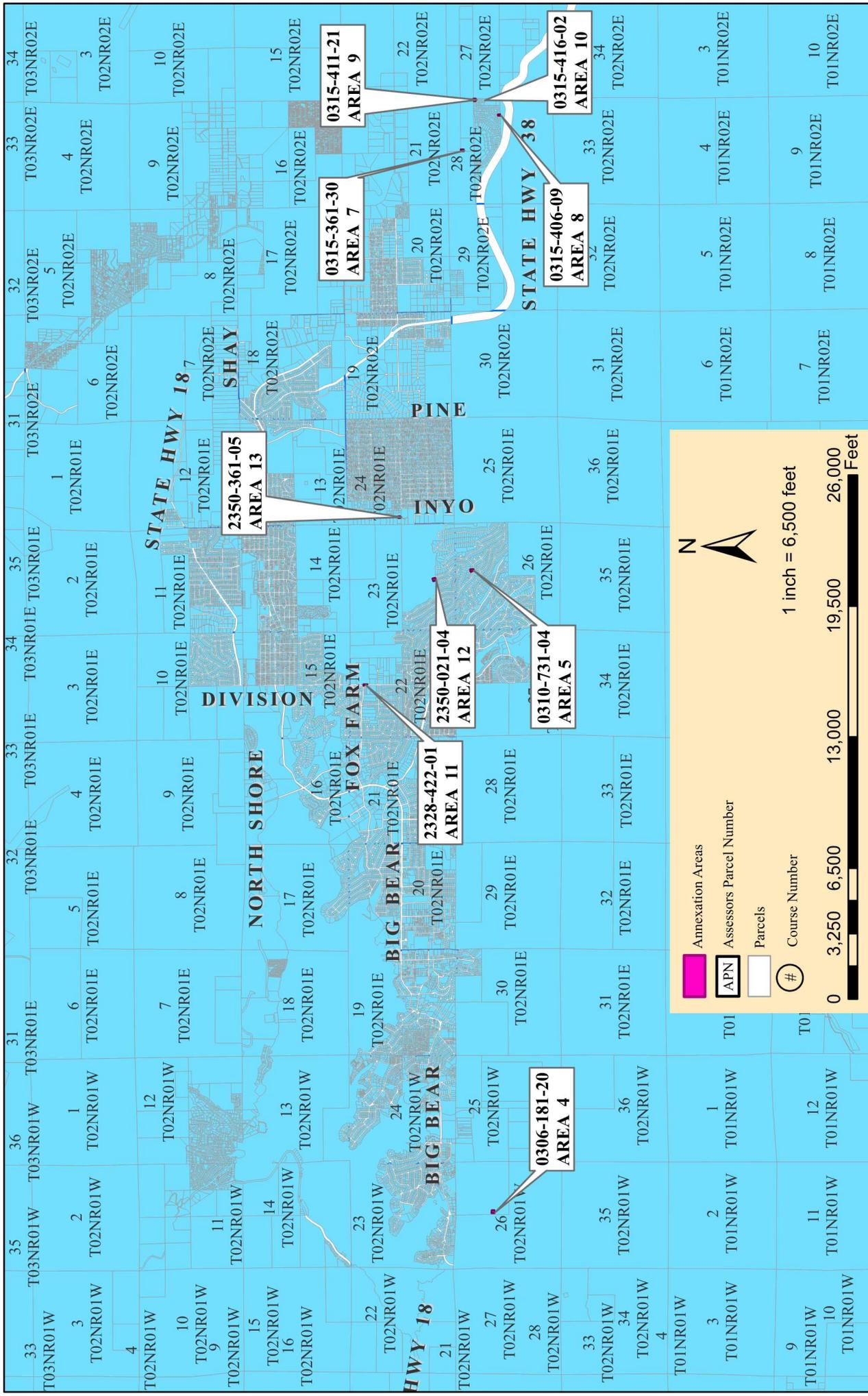
James I. Stone

Date

Deputy County Surveyor

PLS 9075, Expiration: March 31, 2016





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OR UNDER MY DIRECTION

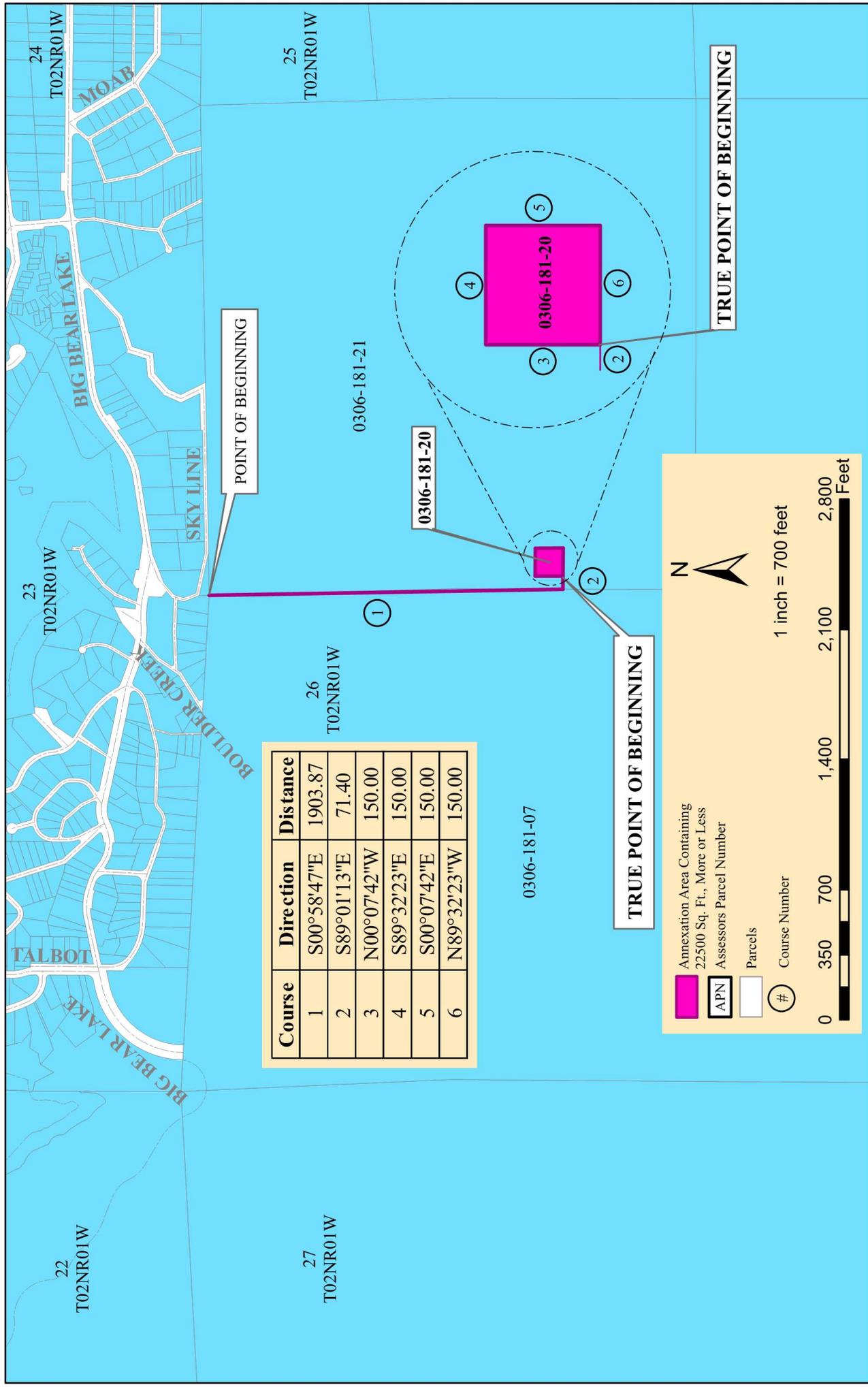
[Signature] 09/23/2015

James I. Stone Date
Deputy County Surveyor
PLS 9075 Exp. 3/31/2016
Job Number 00137CP0 - Revised September 23, 2015

Affected Agencies:
CSA 53
CSA 70

LAFCO 3196 - Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.
Annexation to the City of Big Bear Lake and Detachment from County Service Area 70, and County Service Area 53.

Those portions of Section 26, Township 2 North, Range 1 West, Sections 22, 23, 24, 26, Township 2 North, Range 1 East, Section 28, Township 2 North, Range 2 East, S.B.M., San Bernardino County, State of California.



Course	Direction	Distance
1	S00°58'47"E	1903.87
2	S89°01'13"E	71.40
3	N00°07'42"W	150.00
4	S89°32'23"E	150.00
5	S00°07'42"E	150.00
6	N89°32'23"W	150.00

TRUE POINT OF BEGINNING

Annexation Area Containing 22500 Sq. Ft., More or Less

APN Assessors Parcel Number

Parcels

Course Number

1 inch = 700 feet

0 350 700 1,400 2,100 2,800 Feet

LAFCO 3196 - Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.

AREA 4

Annexation to the City of Big Bear Lake and Detachment from County Service Area 70 and County Service Area 53.



EXHIBIT B-1

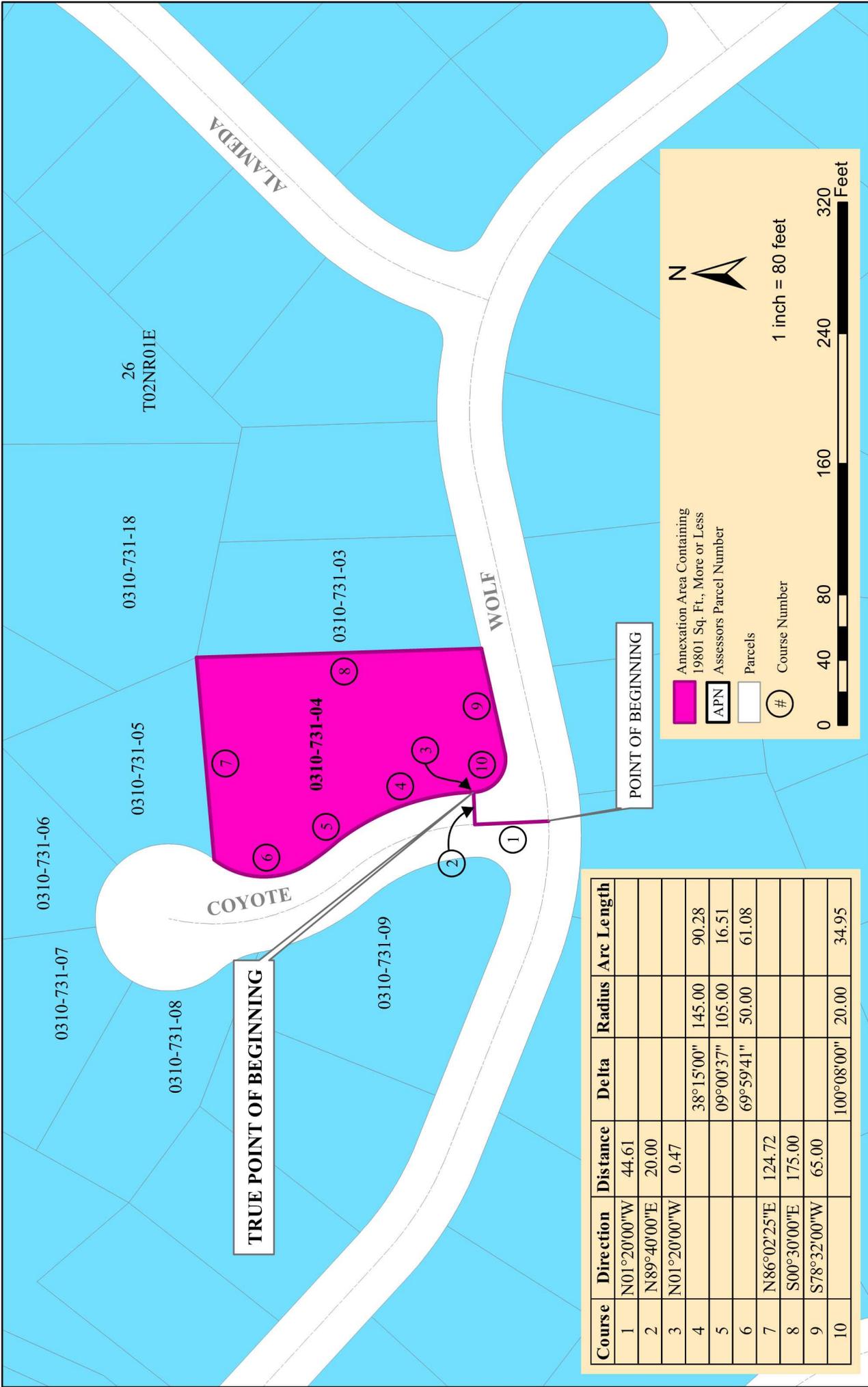
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Deputy County Surveyor
PLS 9075

Date
09/15/2015

Exp. 3/31/2016

Job Number: 00137CP0 - Revised September 15, 2015



Course	Direction	Distance	Delta	Radius	Arc Length
1	N01°20'00"W	44.61			
2	N89°40'00"E	20.00			
3	N01°20'00"W	0.47			
4			38°15'00"	145.00	90.28
5			09°00'37"	105.00	16.51
6			69°59'41"	50.00	61.08
7	N86°02'25"E	124.72			
8	S00°30'00"E	175.00			
9	S78°32'00"W	65.00			
10			100°08'00"	20.00	34.95

POINT OF BEGINNING

TRUE POINT OF BEGINNING

Annexation Area Containing
19801 Sq. Ft., More or Less

APN Assessors Parcel Number

Parcels

Course Number

1 inch = 80 feet

0 40 80 160 240 320 Feet

LAFCO 3196 - Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.

AREA 5

Annexation to the City of Big Bear Lake and Detachment from County Service Area 70 and County Service Area 53.



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James I. Stone
Deputy County Surveyor
PLS 9075

Date
09/15/2015

Exp. 3/31/2016

Job Number: 00137CPO - Revised September 15, 2015

Affected Agencies:
CSA 53
CSA 70

The West 100.00 ft of the North 150.00 ft of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 28, T02N, R02W, S.B.M.



0315-361-30

0315-361-22

0315-361-33

0315-361-47

28
T02NR02E

LAKewood

SKY VIEW



1 inch = 300 feet



Annexation Area Containing 15000 Sq. Ft., More or Less

Assessors Parcel Number



Parcels



Course Number



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Deputy County Surveyor
PLS 9075

09/15/2015

Date

Exp. 3/31/2016

Job Number: 00137CP0 - Revised September 15, 2015

LAFCO 3196 - Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.

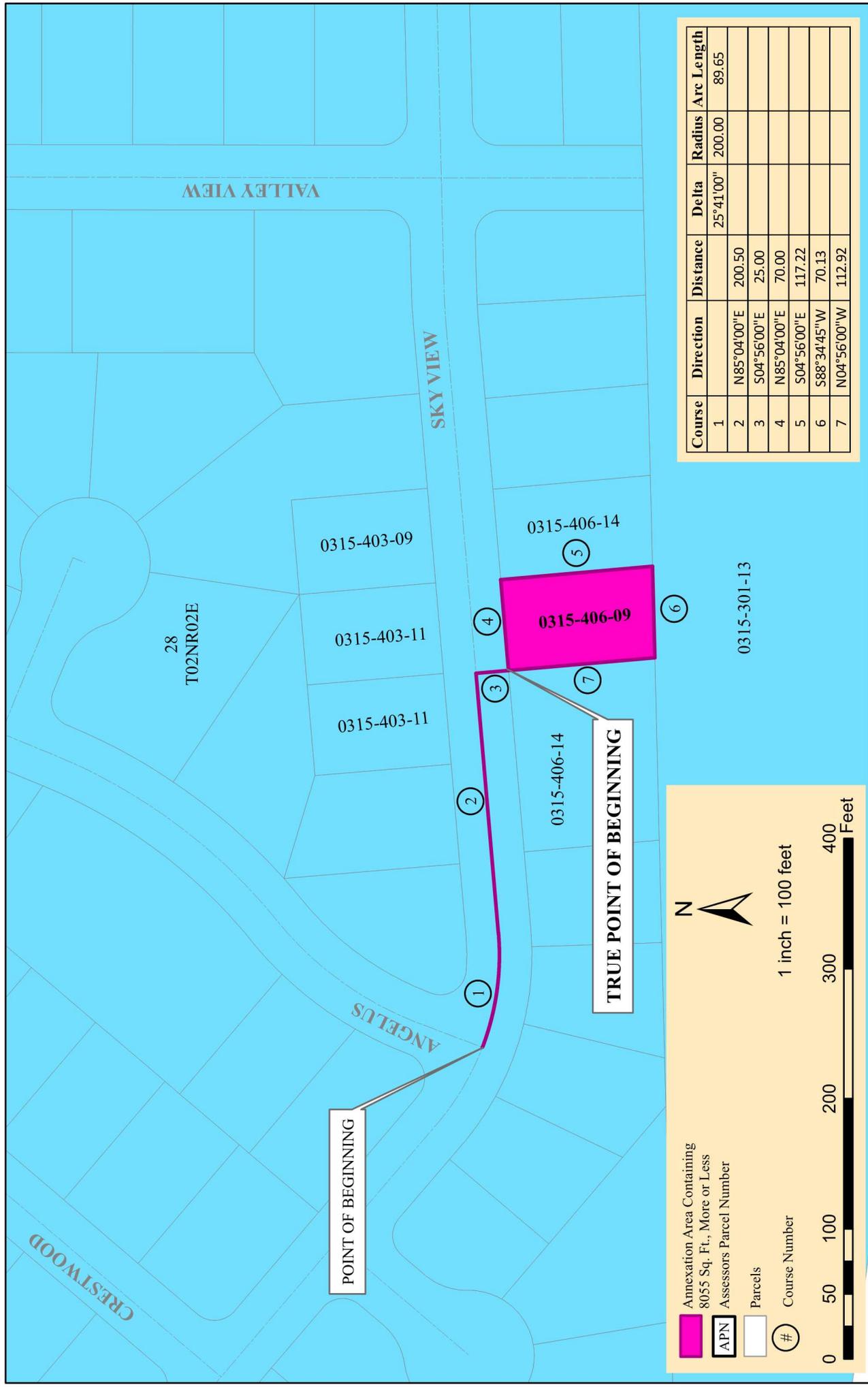
AREA 7

Affected Agencies:

- CSA 53
- CSA 70

Annexation to the City of Big Bear Lake and Detachment from County Service Area 70 and County Service Area 53.

That portion of Sections 28, Township 2 North, Range 2 East, S.B.M., San Bernardino County, State of California.



Course	Direction	Distance	Delta	Radius	Arc Length
1			25°41'00"	200.00	89.65
2	N85°04'00"E	200.50			
3	S04°56'00"E	25.00			
4	N85°04'00"E	70.00			
5	S04°56'00"E	117.22			
6	S88°34'45"W	70.13			
7	N04°56'00"W	112.92			

Annexation Area Containing 8055 Sq. Ft., More or Less

APN Assessors Parcel Number

Parcels

Course Number

0 50 100 200 300 400 Feet

1 inch = 100 feet

N

LAFCO 3196 - Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.

AREA 8

Annexation to the City of Big Bear Lake and Detachment from County Service Area 70 and County Service Area 53.

Affected Agencies:
CSA 53
CSA 70



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PLS 9075

Date
09/15/2015

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Job Number: 00137CPO - Revised September 15, 2015

0315-291-02

0315-291-32

0315-361-47

0315-411-03

0315-411-21

0315-416-06

0315-416-09

27
T02NR02E

28
T02NR02E

TRUE POINT OF BEGINNING

POINT OF BEGINNING

Course	Direction	Distance
1	N89°02'58"E	165.00
2	N00°00'30"E	25.00
3	S89°02'58"W	131.31
4	N00°57'02"W	118.00
5	N89°02'58"E	133.29
6	S00°00'30"W	118.02

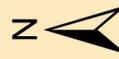
Annexation Area Containing
15612 Sq. Ft., More or Less

APN Assessors Parcel Number

Parcels

Course Number

1 inch = 80 feet



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Deputy County Surveyor
PLS 9075

Date
09/15/2015

Exp. 3/31/2016

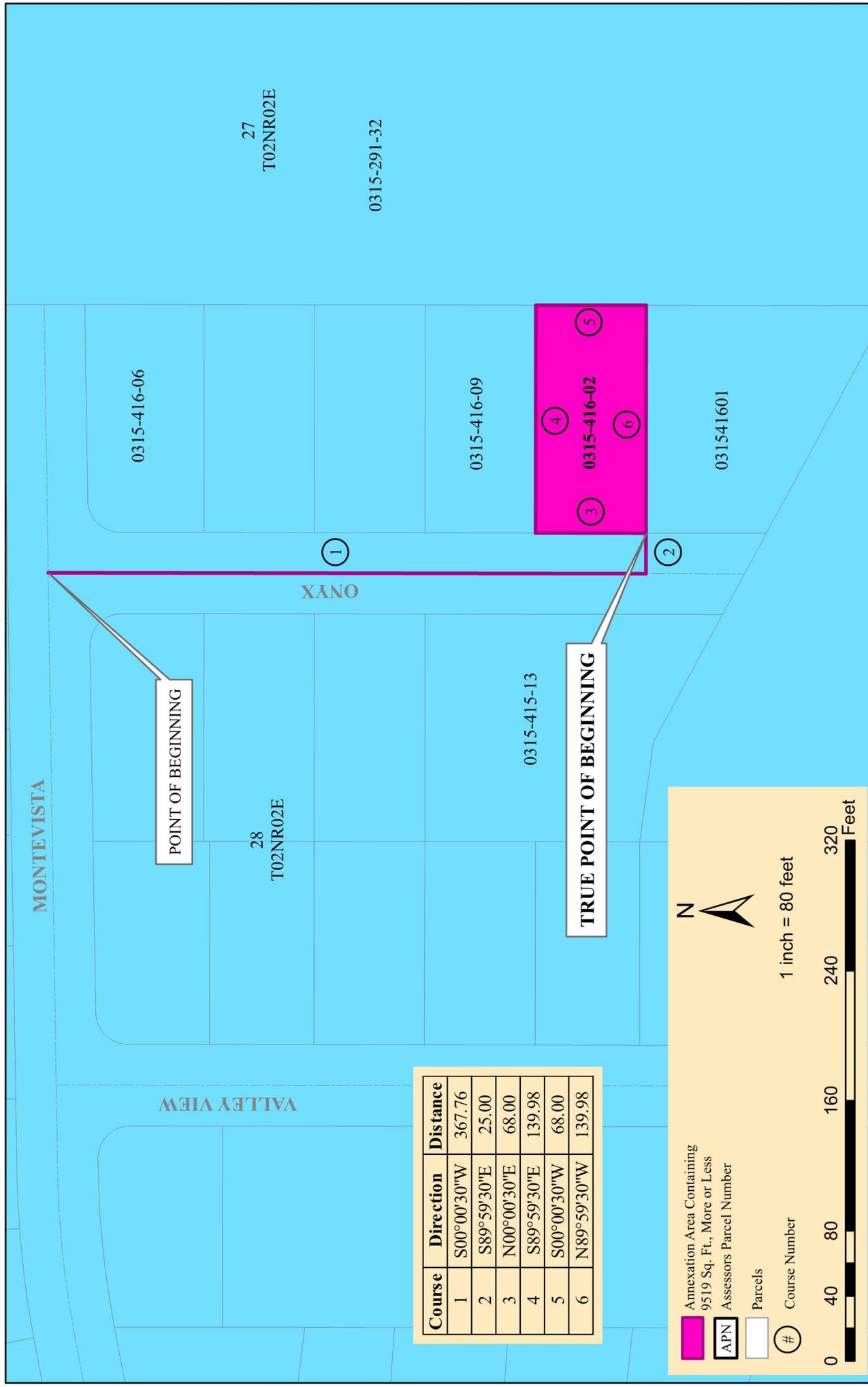
Job Number: 00137CPO - Revised September 15, 2015

LAFCO 3196 - Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.

AREA 9

Annexation to the City of Big Bear Lake and Detachment from County Service Area 70 and County Service Area 53.

Affected Agencies:
CSA 53
CSA 70



Course	Direction	Distance
1	S00°00'30"W	367.76
2	S89°59'30"E	25.00
3	N00°00'30"E	68.00
4	S89°59'30"E	139.98
5	S00°00'30"W	68.00
6	N89°59'30"W	139.98

Annexation Area Containing 9519 Sq. Ft., More or Less

APN Assessors Parcel Number

Parcels

Course Number

1 inch = 80 feet

0 40 80 160 240 320 Feet

LAFCO 3196 - Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.

AREA 10

Annexation to the City of Big Bear Lake and Detachment from County Service Area 70 and County Service Area 53.

Affected Agencies:
CSA 53
CSA 70



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James I. Stone
Deputy County Surveyor
PLS 9075

Date
09/15/2015

Exp. 3/31/2016

Job Number: 00137CP0 - Revised September 15, 2015

Course	Direction	Distance	Delta	Radius	Arc Length
1			59°48'52"	200.00	208.79
2	S89°26'50"E	25.00			
3			48°22'21"	230.00	194.18
4			78°02'21"	20.00	27.24
5	N30°13'10"E	1.12			
6	S88°34'22"E	80.76			
7	S00°33'10"W	196.51			

POINT OF BEGINNING

FOX FARM

2328-415-03

McALISTER

2328-416-02

2328-421-10

2328-421-11

2328-421-12

22
T02NR01E

2328-491-13

TRUE POINT OF BEGINNING

Annexation Area Containing
6153 Sq. Ft., More or Less

APN Assessors Parcel Number

Parcels

Course Number

1 inch = 80 feet

0 40 80 160 240 320 Feet



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Deputy County Surveyor
PLS 9075

Date
09/23/2015

Exp. 3/31/2016

Job Number: 00137CP0 - Revised September 23, 2015

Affected Agencies:
CSA 53
CSA 70

LAFCO 3196 - Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.

AREA 11

Annexation to the City of Big Bear Lake and Detachment from County Service Area 70 and County Service Area 53.

That portion of Sections 22, Township 2 North, Range 1 East, S.B.M., San Bernardino County, State of California.

Course	Direction	Distance	Delta	Radius	Arc Length
1	N14°50'00"W	40.00			
2	S75°10'00"W	20.00			
3			90°00'00"	20.00	31.42
4	S75°10'00"W	120.00			
5	N14°50'00"W	150.00			
6	N75°10'00"E	140.00			
7	S14°50'00"E	130.00			



Annexation Area Containing 20914 Sq. Ft., More or Less
APN Assessors Parcel Number
 Parcels
Course Number

1 inch = 80 feet

LAFCO 3196 - Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.

AREA 12

Annexation to the City of Big Bear Lake and Detachment from County Service Area 70 and County Service Area 53.



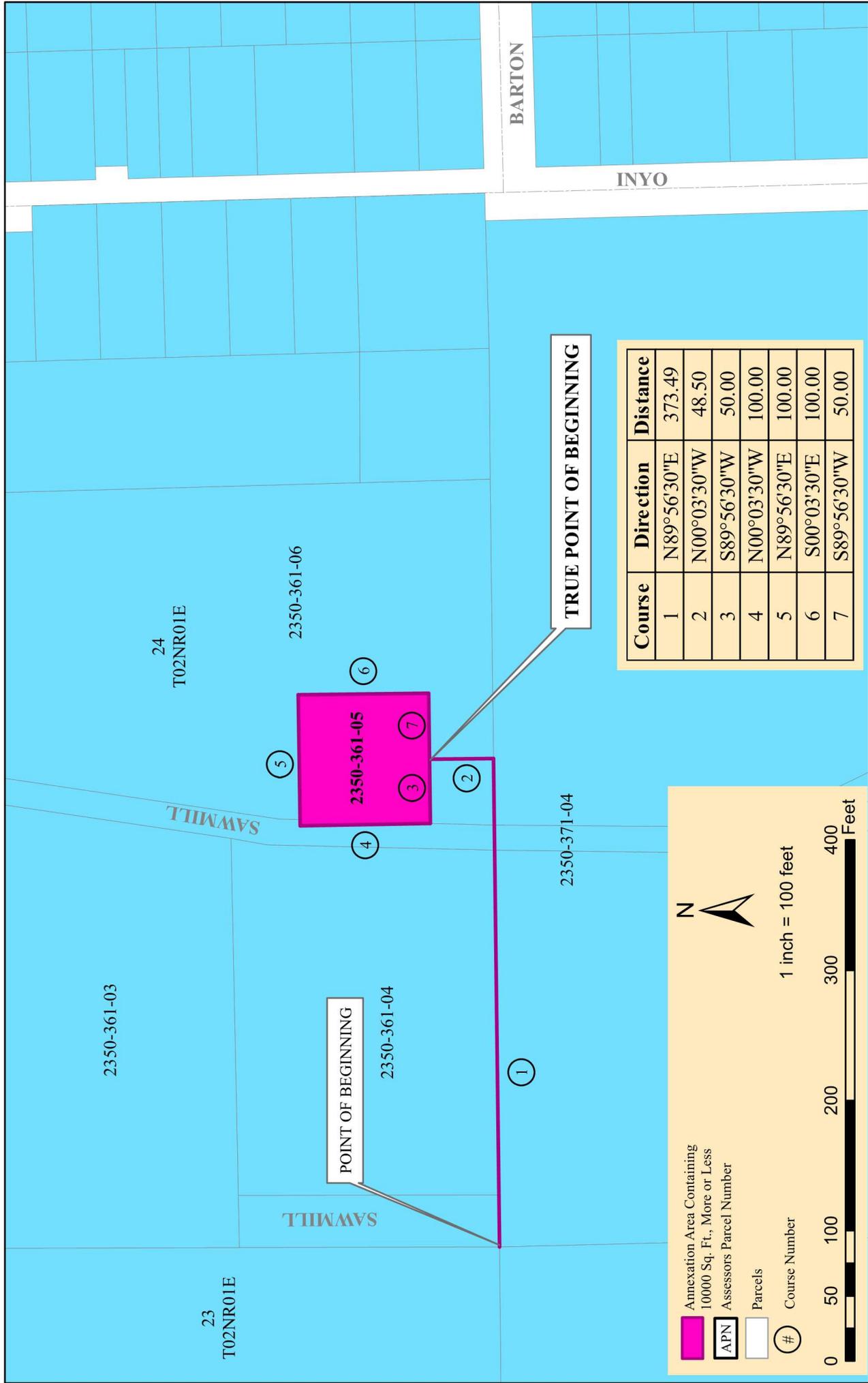
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Deputy County Surveyor
PLS 9075

Date
09/15/2015

Exp. 3/31/2016

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James I. Stone
Deputy County Surveyor
PLS 9075

Date
09/15/2015

Exp. 3/31/2016

Job Number: 00137CPO - Revised September 15, 2015

Affected Agencies:
CSA 53
CSA 70

LAFCO 3196 - Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.

AREA 13

Annexation to the City of Big Bear Lake and Detachment from County Service Area 70 and County Service Area 53.

That portion of Sections 24, Township 2 North, Range 1 East, S.B.M., San Bernardino County, State of California.

LAFCO 3196**Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.**

Those parcels of land located within Township 2 North, Range 2 East, S.B.M.
County of San Bernardino, State of California, more particularly described as follows:

Area 6: Annexation to the City of Big Bear Lake and Detachment from CSA 53, CSA 70, and CSA 70 Zone R-3.

Beginning at the centerline intersection of Woodland Drive and 7th Lane, being the **Point of Beginning**;

1. Thence South 88°59'34" West, along the centerline of 7th Lane, a distance of 340.52 feet, more or less, to the West boundary of the Map of Big Bear Woodlands, recorded in Book 23 of Maps, Page 64;
2. Thence along said West boundary North 01°03'21" West, a distance of 91.27 feet, more or less, to a point on the North 1/16 line of Section 19, Township 2 North, Range 2 East, S.B.M., said point being North 89°03'29" East, a distance of 668.55 feet, more or less, from the NE 1/16 corner of said Section 19, said point also being the **True Point of Beginning**;
3. Thence South 89°03'29" West, along said North 1/16 line, a distance of 202.00 feet;
4. Thence North 01°03'21" West, a distance of 475.61 feet, more or less;
5. Thence North 89°03'23" East, a distance of 202.00 feet, to a point on the said West boundary, said point also being on the south right-of-way of 10th Lane, said point also being the northwest corner of Lot 2, Block 9, of the Map of Big Bear Woodlands recorded in Book 23 of Maps, Page 64;
6. Thence East along the south right-of-way of 10th Lane 71.30 feet, more or less, to the northeast corner of said Lot 2;
7. Thence South along the east line of said Lot 2, a distance of 82.00 feet, more or less, to the southeast corner of said Lot 2;
8. Thence West along the south line of said Lot 2, a distance of 71.18 feet, more or less, to the southwest corner of Lot 2, of said Block 9;
9. Thence along said West boundary South 01°03'21" East, a distance of 475.61 feet, more or less, to the **True Point of Beginning**.

Containing 101916 sq. ft. (2.34 acres), more or less.

LAFCO 3196**Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.**

Area 16: Annexation to the City of Big Bear Lake and Detachment from CSA 53, CSA 70, and CSA 70 Zone R-3.

Beginning at the centerline intersection of Woodland Drive and 10th Lane, being the **Point of Beginning**;

1. Thence West, along the centerline of 10th Lane, a distance of 270.00 feet, more or less;
2. Thence North, a distance of 15.00 feet, more or less, to the southeast corner of Lot 19, Block 10, of the Map of Big Bear Woodlands, recorded in Book 23 of Maps, Page 64, said corner being the **True Point of Beginning**;
3. Thence West, a distance of 71.34 feet, more or less, to the southwest corner of Lot 20, of said Block 10;
4. Thence North 00°05'01" West, a distance of 166.00 feet, more or less, to the northwest corner of Lot 1, of said Block 10;
5. Thence East, a distance of 41.59 feet, more or less, to the northeast corner of said Lot 1;
6. Thence South, a distance of 84.00 feet, more or less, to the southeast corner of said Lot 1;
7. Thence East, a distance of 30.00 feet, more or less, to the northeast corner of said Lot 19;
8. Thence South, a distance of 82.00 feet, more or less, to the **True Point of Beginning**;

Containing 9343 sq. ft. (0.21 acres), more or less.

Area 17: Annexation to the City of Big Bear Lake and Detachment from CSA 53, CSA 70, and CSA 70 Zone R-3.

Beginning at the centerline intersection of Erwin Lane and F Lane, being the **Point of Beginning**;

1. Thence North 00°07'00" West , along the centerline of F Lane, a distance of 65.00 feet, more or less;
2. Thence North 89°53'00" East, a distance of 15.00 feet, more or less, to the southwest corner of Lot 8, Block 13, of Erwin Lake Park, recorded in Book 24 of Maps, Pages 15-16, said corner being the **True Point of Beginning**;

LAFCO 3196

Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.

- 3. Thence North 00°07'00" West, a distance of 50.00 feet, more or less, to the northwest corner of said Lot 8;
- 4. Thence North 89°53'00" East, a distance of 100.00 feet, more or less, to the northeast corner of said Lot 8;
- 5. Thence South 00°07'00" East, a distance of 50.00 feet, more or less, to the southeast corner of said Lot 8;
- 6. Thence South 89°53'00" West, a distance of 100.00 feet, more or less, to the **True Point of Beginning**;

Containing 5000 sq. ft. (0.11 acres), more or less.

Areas 6, 16 & 17 Containing 116259 sq. ft. (2.66 acres), more or less.

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

09/23/2015

James I. Stone

Date

Deputy County Surveyor

PLS 9075, Expiration: March 31, 2016





THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION

James I. Stone

James I. Stone
Deputy County Surveyor
PLS 9075

Date: 09/23/2015
Exp. 3/31/2016

Job Number 00137CP0 - Revised September 23, 2015

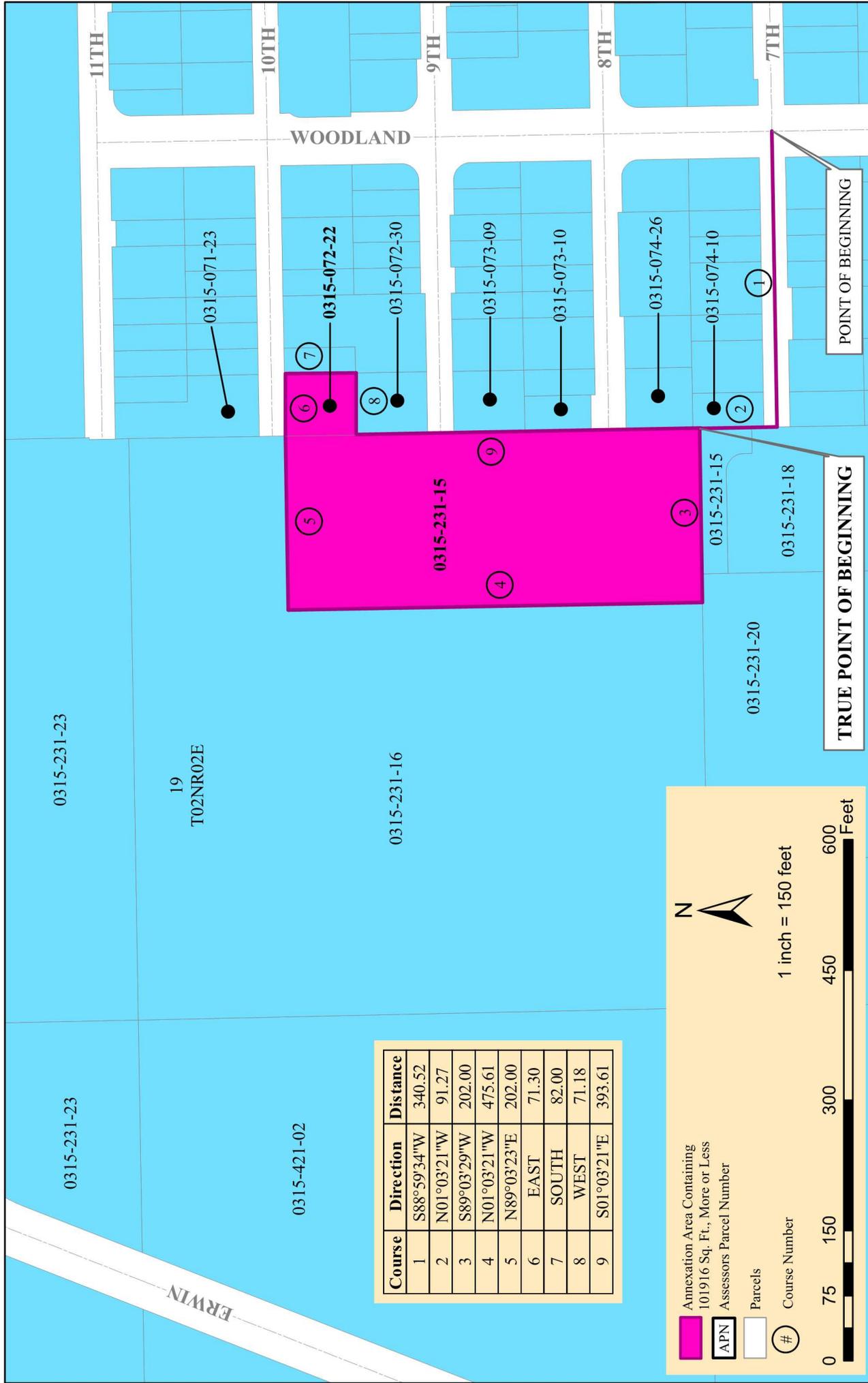


Affected Agencies:
CSA 53
CSA 70
CSA 70, Zone R-3

LAFCO 3196 - Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.
Annexation to the City of Big Bear Lake and Detachment from County Service Area 70, County Service Area 70 Zone R-3, and County Service Area 53.

EXHIBIT C-1

That portion of Sections 19 & 20, Township 2 North, Range 2 East, S.B.M., San Bernardino County, State of California.



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James I. Stone
Deputy County Surveyor
PLS 9075
Date
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Exp. 3/31/2016
Job Number: 00137CPO - Revised September 23, 2015

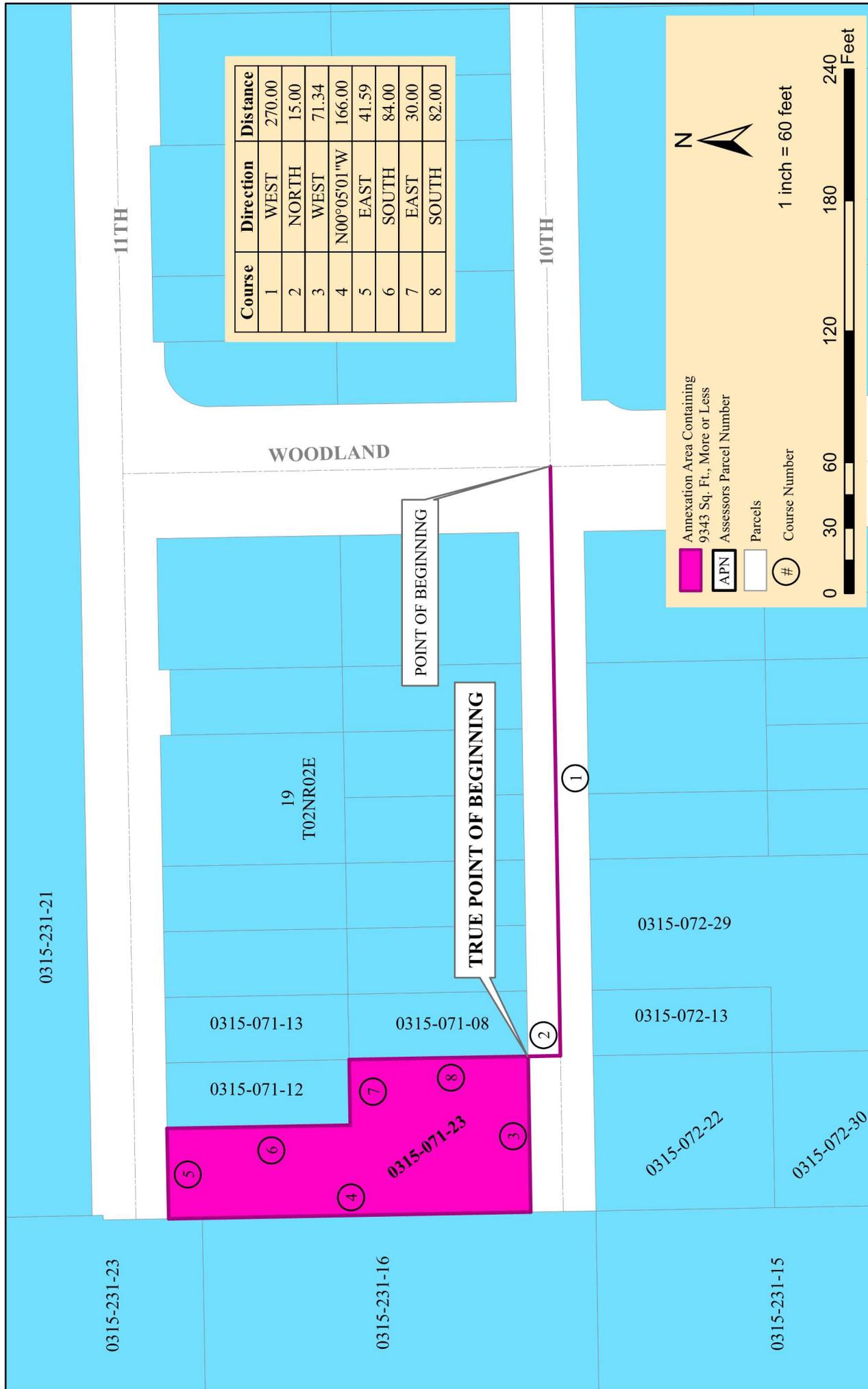
Affected Agencies:
CSA 53
CSA 70
CSA 70, Zone R-3

LAFCO 3196 - Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.

AREA 6

Annexation to the City of Big Bear Lake and Detachment from County Service Area 70, County Service Area 70 Zone R-3, and County Service Area 53.

That portion of Section 19, Township 2 North, Range 2 East, S.B.M., San Bernardino County, State of California.



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James I. Stone

James I. Stone Date
Deputy County Surveyor
PLS 9075 Exp. 3/31/2016

09/15/2015



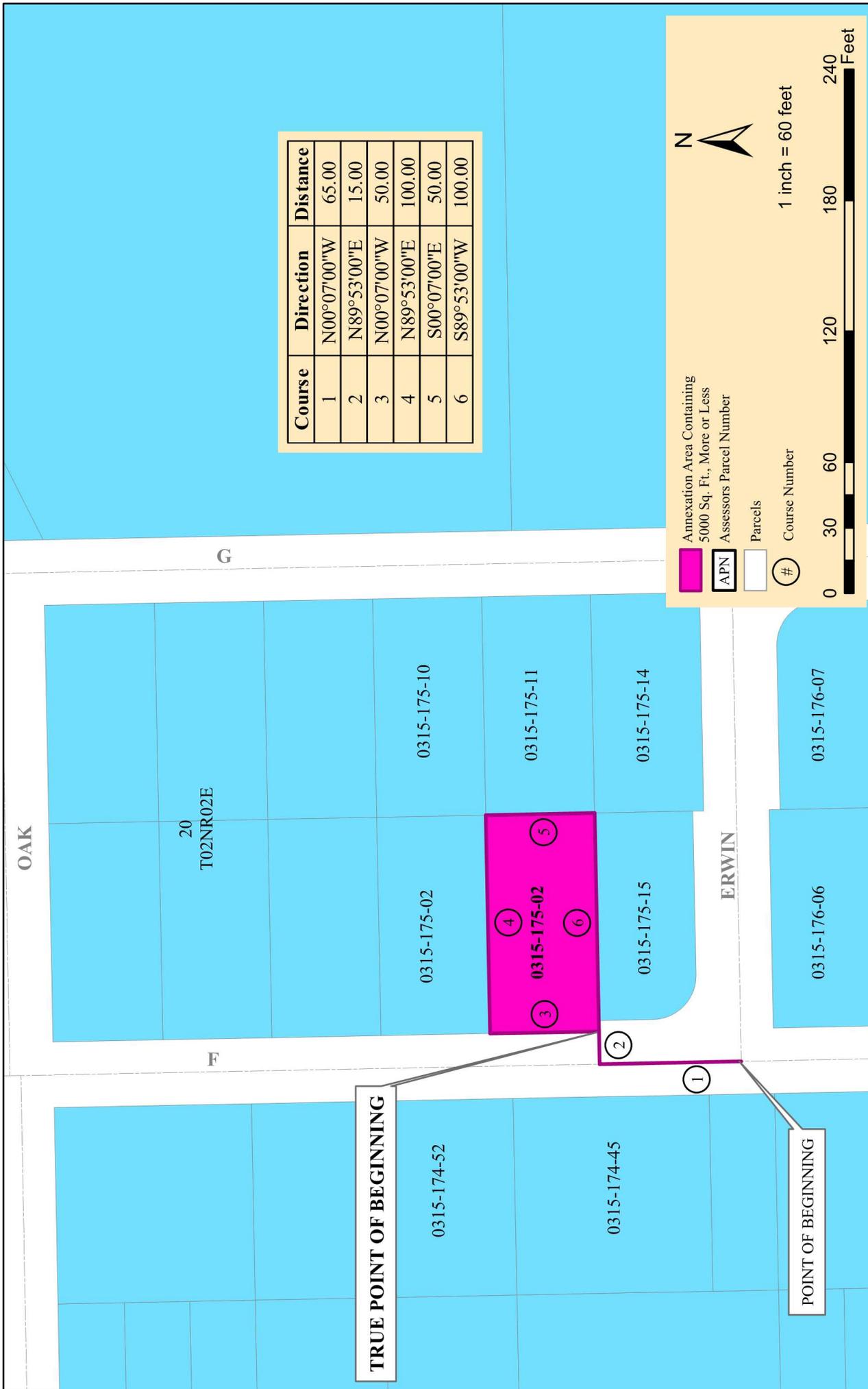
Affected Agencies:

- CSA 53
- CSA 70
- CSA 70, Zone R-3

LAFCO 3196 - Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.

AREA 16

Annexation to the City of Big Bear Lake and Detachment from County Service Area 70, County Service Area 70 Zone R-3, and County Service Area 53.



Course	Direction	Distance
1	N00°07'00"W	65.00
2	N89°53'00"E	15.00
3	N00°07'00"W	50.00
4	N89°53'00"E	100.00
5	S00°07'00"E	50.00
6	S89°53'00"W	100.00

Annexation Area Containing
5000 Sq. Ft., More or Less

APN

Assessors Parcel Number

Parcels

Course Number

1 inch = 60 feet

0 30 60 120 180 240 Feet



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OR UNDER MY DIRECTION

James I. Stone

James I. Stone Date 09/15/2015
Deputy County Surveyor
PLS 9075 Exp. 3/31/2016

Job Number: 00137CPO - Revised September 15, 2015

LAFCO 3196 - Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.

AREA 17

Affected Agencies:
CSA 53
CSA 70
CSA 70, Zone R-3

Annexation to the City of Big Bear Lake and Detachment from County Service Area 70, County Service Area 70 Zone R-3, and County Service Area 53.

That portion of Section 20, Township 2 North, Range 2 East, S.B.M., San Bernardino County, State of California.

LAFCO 3196**Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.**

Those parcels of land located within Township 2 North, Range 1 East, S.B.M., County of San Bernardino, State of California, more particularly described as follows:

Area 14: Annexation to the City of Big Bear Lake and Detachment from CSA 53, CSA 70, and CSA 70 Zone R-5.

Beginning at the centerline intersection of Barton Lane and Maple Lane, being the **Point of Beginning**;

1. Thence South 00°05'00" West , along the centerline of Maple Lane, a distance of 414.86 feet, more or less;
2. Thence South 89°55'00" East, a distance of 15.00 feet, more or less, to the northwest corner of Lot 17, Block B, of the Map of Big Bear Park Annex, recorded in Book 23 of Maps, Pages 55-56, said corner being the **True Point of Beginning**;
3. Thence North 89°28'00" East, a distance of 100.00 feet, more or less, to the northeast corner of said Lot 17;
4. Thence South 00°05'00" West, a distance of 50.00 feet, more or less, to the southeast corner of Lot 18, of said Block B;
5. Thence South 89°28'00" West, a distance of 100.00 feet, more or less, to the southwest corner of said Lot 18;
6. Thence North 00°05'00" East, a distance of 50.00 feet, more or less, to the **True Point of Beginning**;

Containing 5000 sq. ft. (0.11 acres), more or less.

Area 15: Annexation to the City of Big Bear Lake and Detachment from CSA 53, CSA 70, and CSA 70 Zone R-5.

Beginning at the centerline intersection of Pine Lane and Barton Lane, being the **Point of Beginning**;

1. Thence South 89°28'00" West , along the centerline of Barton Lane, a distance of 15.16 feet, more or less;
2. Thence South 00°32'00" East, a distance of 15.00 feet, more or less, to the northeast corner of Lot 96, Block D, of the Map of Big Bear Park Annex, recorded in Book 23 of Maps, Pages 55-56, said corner being the **True Point of Beginning**;

LAFCO 3196**Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.**

3. Thence South 00°05'00" West, a distance of 100.00 feet, more or less, to the southeast corner of Lot 93, of said Block D;
4. Thence South 89°28'00" West, a distance of 100.00 feet, more or less, to the southwest corner of said Lot 93;
5. Thence North 00°05'00" East, a distance of 100.00 feet, more or less, to the northwest corner of said Lot 96;
6. Thence North 89°28'00" East, a distance of 100.00 feet, more or less, to the **True Point of Beginning**;

Containing 10000 sq. ft. (0.23 acres), more or less.

Area 18: Annexation to the City of Big Bear Lake and Detachment from CSA 53, CSA 70, and CSA 70 Zone R-5.

Beginning at the centerline intersection of Mahogany Road and Orange Avenue, being the **Point of Beginning**;

1. Thence South 00°54'00" East, along the centerline of Orange Avenue, a distance of 420.00 feet, more or less, to the South line of the map of Big Bear Park No. 1, recorded in Book 24 of Maps, Pages 59-60;
2. Thence North 89°06'00" East, along said south line, a distance of 120.00 feet, more or less, to the southwest corner of Lot 16, Block 37, of said map of Big Bear Park No. 1, said corner being the **True Point of Beginning**;
3. Thence North 00°54'00" West, a distance of 50.00 feet, more or less, to the northwest corner of said Lot 15, of said Block 37;
4. Thence North 89°06'00" East, a distance of 100.00 feet, more or less, to the northeast corner of said Lot 15;
5. Thence South 00°54'00" East, a distance of 50.00 feet, more or less, to the southeast corner of said Lot 16;
6. Thence South 89°06'00" West, a distance of 100.00 feet, more or less, to the **True Point of Beginning**;

Containing 5000 sq. ft. (0.11 acres), more or less.

LAFCO 3196**Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.**

Area 19: Annexation to the City of Big Bear Lake and Detachment from CSA 53, CSA 70, and CSA 70 Zone R-5.

Beginning at the centerline intersection of Sunset Lane and Magnolia Lane, being the **Point of Beginning**;

1. Thence North 89°28'00" East , along the centerline of Magnolia Lane, a distance of 14.92 feet, more or less;
2. Thence North 00°32'00" West, a distance of 15.00 feet, more or less, to the southwest corner of Lot 1, Block 14, Tract No. 1754, recorded in Book 25 of Maps, Pages 52-53, said corner being the **True Point of Beginning**;
3. Thence North 00°51'00" West, a distance of 50.00 feet, more or less, to the northwest corner of Lot 2, of said Block 14;
4. Thence North 89°28'00" East, a distance of 200.00 feet, more or less, to the northeast corner of Lot 45, of said Block 14;
5. Thence South 00°51'00" East, a distance of 50.00 feet, more or less, to the southeast corner of Lot 46, of said Block 14;
6. Thence South 89°28'00" West, a distance of 200.00 feet, more or less, to the **True Point of Beginning**;

Containing 10000 sq. ft. (0.23 acres), more or less.

Areas 14, 15, 18 & 19 Containing 30000 sq. ft. (0.68 acres), more or less.

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

James I. Stone

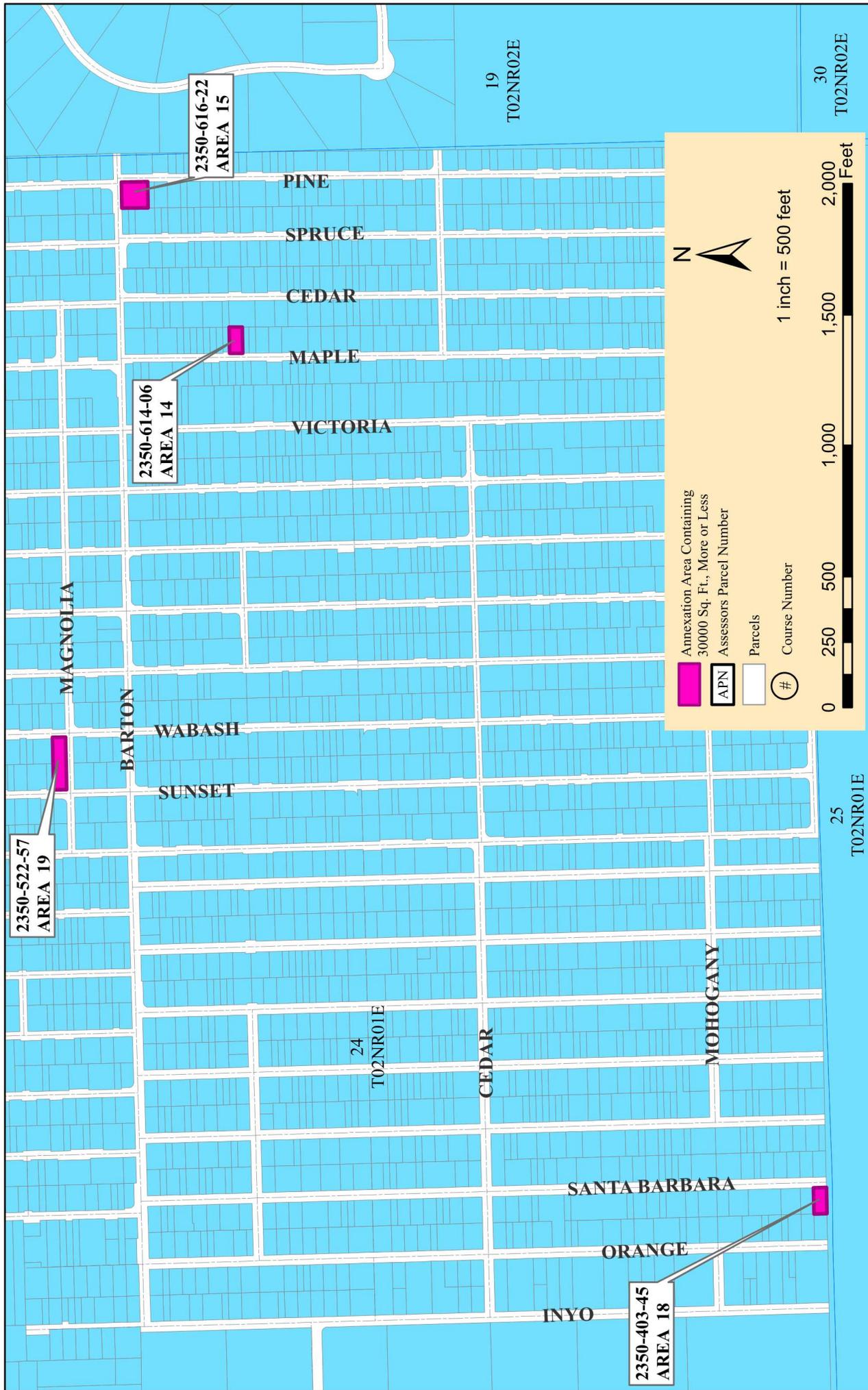
Deputy County Surveyor

PLS 9075, Expiration: March 31, 2016

09/15/2015

Date





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James I. Stone

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Deputy County Surveyor
PLS 9075

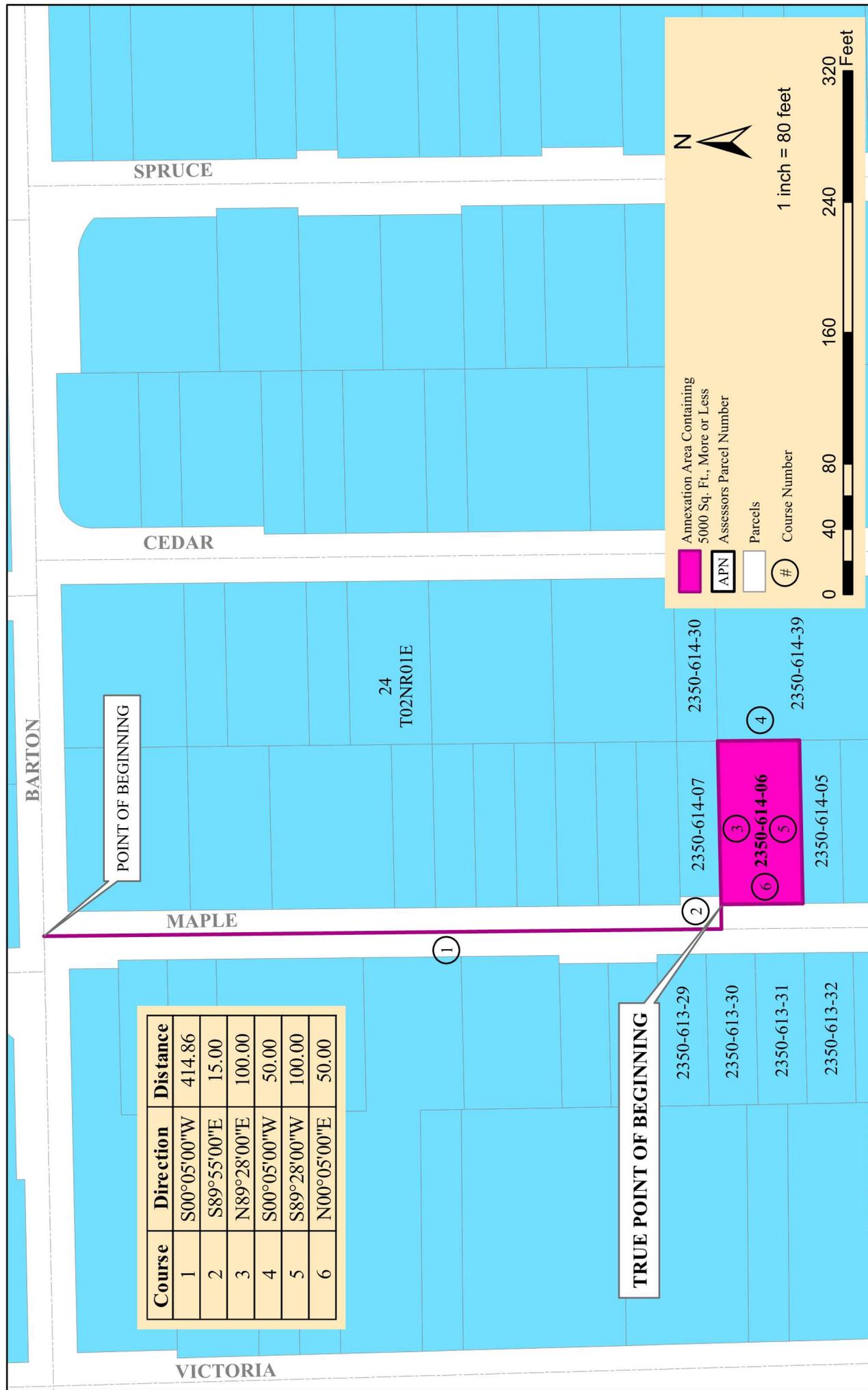
Date
09/15/2015

Exp. 3/31/2016

Job Number 00137CPO - Revised September 15, 2015

Affected Agencies:
CSA 53
CSA 70
CSA 70, Zone R-5

LAFCO 3196 - Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.
Annexation to the City of Big Bear Lake and Detachment from County Service Area 70, County Service Area 70 Zone R-5, and County Service Area 53.



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James I. Stone
Deputy County Surveyor
PLS 9075

Date
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Affected Agencies:

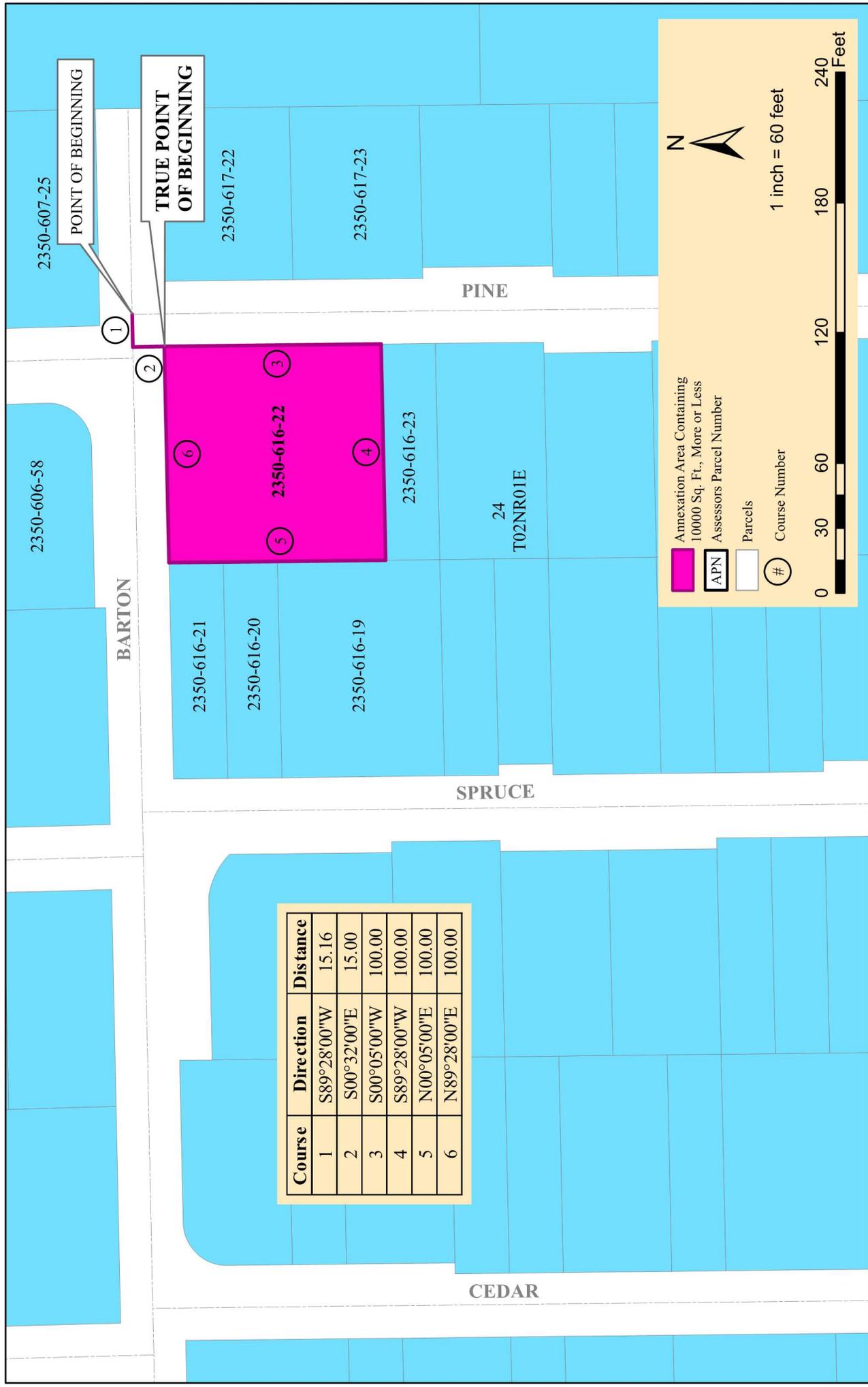
CSA 53
CSA 70
CSA 70, Zone R-5

LAFCO 3196 - Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.

AREA 14

Annexation to the City of Big Bear Lake and Detachment from County Service Area 70, County Service Area 70 Zone R-3, and County Service Area 53.

That portion of Section 24, Township 2 North, Range 1 East, S.B.M., San Bernardino County, State of California.



Course	Direction	Distance
1	S89°28'00"W	15.16
2	S00°32'00"E	15.00
3	S00°05'00"W	100.00
4	S89°28'00"W	100.00
5	N00°05'00"E	100.00
6	N89°28'00"E	100.00



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Deputy County Surveyor
PLS 9075
Date
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Job Number: 00137CPO - Revised September 15, 2015

Affected Agencies:
CSA 53
CSA 70
CSA 70, Zone R-5

LAFCO 3196 - Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.

AREA 15

Annexation to the City of Big Bear Lake and Detachment from County Service Area 70, County Service Area 70 Zone R-3, and County Service Area 53.

That portion of Section 24, Township 2 North, Range 1 East, S.B.M., San Bernardino County, State of California.

MAHOAGANY

MAHOAGANY

KERN

SANTA BARBARA

ORANGE

24
T02NR01E

Course	Direction	Distance
1	S00°54'00"E	420.00
2	N89°06'00"E	120.00
3	N00°54'00"W	50.00
4	N89°06'00"E	100.00
5	S00°54'00"E	50.00
6	S89°06'00"W	100.00

POINT OF BEGINNING

TRUE POINT OF BEGINNING

2350-481-03

2350-403-45

2350-403-43

2350-403-44

2350-403-45

0310-311-03

Annexation Area Containing
5000 Sq. Ft., More or Less

APN Assessors Parcel Number

Parcels

Course Number



1 inch = 80 feet



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LAFCO 3196 - Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.

AREA 18

Annexation to the City of Big Bear Lake and Detachment from County Service Area 70, County Service Area 70 Zone R-3, and County Service Area 53.

Affected Agencies:

- CSA 53
- CSA 70
- CSA 70, Zone R-5



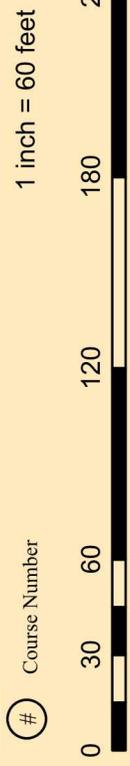
Course	Direction	Distance
1	N89°28'00"E	14.92
2	N00°32'00"W	15.00
3	N00°51'00"W	50.00
4	N89°28'00"E	200.00
5	S00°51'00"E	50.00
6	S89°28'00"W	200.00

Annexation Area Containing
10000 Sq. Ft., More or Less
Assessors Parcel Number

APN

Parcels

Course Number



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LAFCO 3196 - Reorganization to include Annexation to the City of Big Bear Lake and Detachment from County Service Area 53 and its Zones B and C, County Service Area 54, and County Service Area 70 and its Zones R-3 and R-5.

AREA 19

Affected Agencies:
CSA 53
CSA 70
CSA 70, Zone R-5

Annexation to the City of Big Bear Lake and Detachment from County Service Area 70, County Service Area 70 Zone R-3, and County Service Area 53.

That portion of Section 24, Township 2 North, Range 1 East, S.B.M., San Bernardino County, State of California.