

LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

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PROPOSAL NO.: LAFCO 3233A

HEARING DATE: MAY 14, 2020

RESOLUTION NO. 3309

A RESOLUTION OF THE EXECUTIVE OFFICER OF THE LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY ORDERING LAFCO 3233A – REORGANIZATION TO INCLUDE DISSOLUTION OF COUNTY SERVICE AREA 64 AND FORMATION OF THE SPRING VALLEY LAKE COMMUNITY SERVICES DISTRICT TOGETHER WITH THE FORMATION OF ZONE A FOR SOLID WASTE AND STREETSWEeping

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 San Bernardino County (“the Commission”) has delegated authority over all protest proceeding functions to the Executive Officer; and,

WHEREAS, the Commission adopted its Resolution No. 3302 on February 19, 2020 making determinations and approving the proposed reorganization as described in Exhibit “A”, “A-1”, “B”, and “B-1” attached hereto and by this reference incorporated herein; and,

WHEREAS, the terms and conditions for LAFCO 3233A, as approved by the Commission, on February 19, 2020, are as follows:

CONDITIONS:

Condition No. 1. The boundaries of this change of organization are approved as set forth in Exhibits “A”, “A-1”, “B”, and “B-1”, attached this resolution;

Condition No. 2. The following distinctive short-form designation shall be used through this proceeding: LAFCO 3233A;

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Condition No. 3. The effective date of this reorganization shall be the date the Certificate of Completion is issued;

Condition No. 4. The Spring Valley Lake Community Services District shall be the successor agency and shall function under and carry out all authorized duties and responsibilities assigned to a community services district as outlined in Government Code Section 61000 et seq., Community Services District Law, and other applicable laws. Upon the Effective Date of this reorganization, the legal existence of County Service Area 64 shall cease to exist, except as otherwise required by law, and the Spring Valley Lake Community Services District, as successor District, shall succeed to all the rights, duties, responsibilities, properties (both real and personal), contracts, equipment, assets, liabilities, obligations, functions, executory provisions, entitlements, permits and approvals of the extinguished agency;

Condition No. 5. All lands, buildings, appurtenances, and equipment held by County Service Area 64 or County Service Area 70 for the purpose of providing services within the boundaries of County Service Area 64 shall be transferred to the Spring Valley Lake Community Services District upon its formation. The Spring Valley Lake Community Services District shall assume complete maintenance and operation responsibilities for these facilities. All quitclaim deeds to effectuate the transfer of land and the title transfer documents for vehicles shall be prepared by the County to be filed upon the effective date of the change with copies provided to LAFCO.

Condition No. 6. The Board of Directors of the Spring Valley Lake Community Services District shall consist of five (5) members, elected at-large, pursuant to the provisions of Government Code Section 61020 and proceedings conducted by the Commission;

Condition No. 7. The Spring Valley Lake Community Services District shall be authorized to provide the following functions and services as active powers:

Water -- Supply water for any beneficial use as outlined in the Municipal Water District Law of 1911, Division 20 (commencing with Section 71000) of the Water Code.

Sewer -- Collection of sewage, wastewater, recycled water, and storm water in the same manner as a sanitary district formed pursuant to the Sanitary District Act of 1923, Division 6 (commencing with Section 6400 of the Health and Safety Code).

Solid Waste and Recycling-- Collect, transfer, and dispose of solid waste and refuse and provide solid waste handling service, including, but not

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limited to, source reduction, recycling, and composting activities, pursuant to Division 30 (commencing with Section 40000), and consistent with Section 41821.2 of the Public Resources Code.

Roads – Limited to street sweeping of public streets and roads.

Condition No. 8. Upon the Effective Date of this change of organization, there shall be created a Zone of the Spring Valley Lake CSD related to the provision of Solid Waste and Recycling Services, which shall continue all previously authorized charges, fees, assessments and/or special taxes of the County of San Bernardino identified as the "ESFR" in the same manner as provided in the original authorization pursuant to Government Code Section 56886(t). Such revenues shall accrue and be deposited in a separate account(s) designated for the use of the Zone and shall be accounted separately from other funds of the District.

Condition No. 9. If the proposal is approved by the electorate at an election, the County Board of Supervisors, through its County Special District's Department, shall continue to provide for the administration of services and functions performed by the dissolving entity for a transition period identified as commencing upon the effective of the reorganization until the contract end date. Nothing in this condition precludes a future Board of Directors of the Spring Valley Lake Community Services District from contracting for an extended period of time for the provision of administration, maintenance, operation, billing, and other services through the County Special Districts Department.

As outlined in the Transition Plan presented by the County Special Districts Department, the Spring Valley Lake CSD shall be required to sign the Interim General Manager Agreement at its first regular meeting to allow for fulfillment of Government Code Section 61050 and setting forth the payment structure for services rendered. In addition, the Operation and Maintenance Agreement with the County Special Districts Department for the period from the effective date of the reorganization until the contract termination date shall be signed within ten (10) days following the first regular meeting of the Board of Directors of the Spring Valley Lake CSD to assure continuity of services and elimination of questions of liability or risk to the County for continued provision of the administration and operation of the services to the area.

Condition No. 10. The Spring Valley Lake CSD shall succeed to all water and capacity rights, outstanding obligation payments, and interests of County Service Area 64, whether wholly or partially owned or held by the 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 CSA 64 is entitled to upon the effective date of the reorganization. The

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Successor District shall specifically succeed to all rights and interests held or claimed by CSA 64 under the Judgment entered (including all documents constituting the Physical Solution, as from time to time exist) in City of Barstow, etc. et al v City of Adelanto, etc. et al., and Related Cross Actions, Riverside County Superior Court Case No. 208568 (the "Mojave Basin Area Adjudication"), including those from time to time set forth in Table B-1 to the Judgment.

The Successor District shall also specifically succeed to all rights and interest held or claimed by CSA 64 under all agreements and memoranda of understanding with the Regional Water Quality Control Board, the California Department of Health Services, the County Regional Parks, Victor Valley Wastewater Reclamation Authority, the City of Hesperia/Hesperia Water District, and any other public agency or private entity with which CSA 64 has an agreement or memorandum of understanding. The Successor District shall also assume all joint use flow agreements and maintenance agreements pursuant to Government Code Section 56886(j) and (r).

Condition No. 11. The Spring Valley Lake CSD, as the Successor District, shall enter into an agreement with the Victor Valley Wastewater Reclamation Authority (VWRA) for the continuation of wastewater treatment at the level of service currently provided by VWRA to CSA 64. Such agreement with VWRA shall be signed within ten (10) days following the first regular meeting of the Board of Directors of the Spring Valley Lake CSD to assure continuity of services to the area.

Condition No. 12. The Spring Valley Lake CSD, as the Successor District, shall accept all system facilities transferred from the dissolving agency in "as is" condition without any payment or repair obligations (Government Code Section 56886(h)). All material and incidental liabilities, including, but not limited to, accounts payables and receivables, contract obligations and customer deposits, held by the dissolving CSA 64 shall be transferred to the Successor District upon the effective date of the reorganization (Government Code Section 56886(h)). All assets, including, but not limited to, cash reserves, building and other real property, water production equipment (pumps, storage tanks, etc.), transmission lines and rights-of-way, wastewater equipment (pumps, transmission lines); rolling stock, tools, and office furniture, fixtures and equipment, all lands building, real and personal property and appurtenances held by the dissolving entity shall be transferred to the Successor District upon the effective date of the reorganization.

In addition, the Spring Valley Lake CSD shall receive a share of the pooled equipment and equipment reserve funds for the County Special Districts Department, Water and Sanitation Division. The Board of Directors of the Successor District are entitled to receive this amount in equipment, in cash, or in a combination of equipment and cash subject to the following limitations:

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- a. If the method for receipt of the assigned value is determined by the Board of Directors to be received in cash only, said payment shall be spread over a three- to five-year period subject to negotiations between the County Board of Supervisors and Board of Directors for the Successor District. Nothing in this resolution precludes the use of the value of these transfers to be used against the payments required of the Successor District as mitigation for continuation of the services of the Special Districts Department;
- b. If the method for receipt of the assigned value is determined by the Board of Directors to be received in a combination of cash and equipment, and the cash balance exceeds \$200,000, said cash payment shall be spread over a three-year period subject to negotiations with the County and Board of Directors; or,
- c. If the method for receipt of the assigned value is determined by the Board of Directors to be received in equipment only, or a combination of cash and equipment and the cash balance is less than \$200,000, said payment shall occur as expeditiously as possible, but not later than 90-days following the determination of the Board of Directors.

Condition No. 13. The applicant (County) and the Resident Group continue to negotiate the mitigation mechanism to offset losses to maintain a comparable level of service and operation for the remaining county agencies. Of question is the amount and duration of mitigation funds. With implementation of this mitigation measure, the potentially significant indirect impact to residual water and wastewater agencies in Special Districts Department from approval of LAFCO 3233 can be reduced-controlled to a less than significant impact level. As a condition of approval, the County and Resident Group are to present a formal response to LAFCO on the negotiated and approved mitigation mechanism. The Certificate of Completion for LAFCO 3233 will be held in abeyance until receipt of said formal response. Such mitigation shall be signed within ten (10) days following the first regular meeting of the Board of Directors of the Spring Valley Lake CSD.

Condition No. 14. All property tax revenues attributable to County Service Area 64, prior to calculations required by Section 96.1 of the Revenue and Taxation Code, including delinquent taxes, return of property tax revenues related to pass-through payments from any and all redevelopment agencies overlying the area, and any and all other collections or assets of the District shall accrue and be transferred to the Successor District, the Spring Valley Lake CSD, pursuant to the provisions of Government Code Section 56810, except as described below;

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The property tax revenue attributable to County Service Area 64 within Tax Rate Area 21004 shall transfer at 15% to the Town of Apple Valley. The property tax revenue attributable to County Service Area 64 within Tax Rate Area 21006 shall transfer at 100% to the Town of Apple Valley.

Condition No. 15. All previously authorized charges, fees, assessments, and/or taxes of County Service Area 64 in effect upon the effective date of this reorganization shall be continued and assumed by the Spring Valley Lake CSD, as the successor agency, in the same manner as provided in the original authorization pursuant to the provisions of Government Code Section 56886(t);

Condition No. 16. Until duly revised by the Spring Valley Lake CSD, and unless otherwise expressly provided herein or legally required, all ordinances, resolutions, rules and regulations, policies, procedures, and practices existing for CSA 64 on the effective date of this reorganization shall govern the activities and affairs of the Successor District. The Board of Directors of the Spring Valley Lake CSD, as the Successor District, shall expeditiously review and ratify the ordinances, resolutions, policies, procedures and practices adopted hereby, making such revisions as it shall deem appropriate;

Condition No. 17. Upon the effective date of this reorganization, any funds currently deposited for the benefit of County Service Area 64 which have been impressed with a public trust, use or purpose shall be transferred to the Spring Valley Lake CSD, as the successor agency, and the successor agency shall separately maintain such funds in accordance with the provisions of Government Code Section 57462;

Condition No. 18. Pursuant to the provisions of Government Code Section 56811, the provisional appropriation limit of the Spring Valley Lake CSD shall be set at \$1,446,105. The permanent appropriation limit shall be established at the first district election held following the first full fiscal year of operation and shall not be considered to be a change in the appropriation limit of the district pursuant to Article XIIB of the California Constitution;

Condition No. 19. Pursuant to the provisions of Government Code Section 56885.5(a)(4), the County Board of Supervisors, as the governing body of County Service Area 64, is prohibited from taking the following actions unless an emergency situation exists as defined in Section 54956.5:

1. Approve any increase in compensation or benefits for members of the governing body, its officers, or the executive officer of the agency;
2. Appropriating, encumbering, expending or otherwise obligating, any revenues of the agencies beyond that provided in the current budget at

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the time the reorganization is approved by the Commission. The Commission identifies that the budget to be utilized in this condition shall be the final budget for Fiscal Year 2020-21 adopted by the County Board of Supervisors;

Condition No. 20. 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. 21. The County of San Bernardino, as applicant, shall indemnify, defend, and hold harmless the Commission from any legal expense, legal action, or judgment arising out of the Commission's approval of this proposal, including any reimbursement of legal fees and costs incurred by the Commission.

WHEREAS, the reason for this proposed reorganization including formation as identified in the San Bernardino County Board of Supervisors Resolution No. 2018-134, is that the residents of the community of Spring Valley Lake have expressed the desire for local control and input into the decision-making process for the delivery of services including water, sewer collection, street sweeping, and solid waste.

WHEREAS, on February 19, 2020, the Commission, as CEQA lead agency, prepared an environmental assessment for the reorganization to form the Spring Valley Lake Community Services District (SVLCSD) and dissolve County Service Area 64 (LAFCO 3233A) and the sphere of influence establishment for the SVLCSD (LAFCO 3233B) and proposed a Mitigated Negative Declaration indicating the approval of the reorganization (LAFCO 3233A) and sphere of influence establishment (LAFCO 3233B) will not have a significant adverse impact on the environment. The initial study was independently reviewed by the Commission's staff and had been found to be adequate for the proposed reorganization and sphere of influence establishment. Responses to comments received during the circulation of the Notice of Availability for the Mitigated Negative Declaration were provided by the Commission and were made a part the document.

The Commission certified it had reviewed and considered the proposed Mitigated Negative Declaration and environmental effects as outlined in the Initial Study prior to reaching a decision on the project and found the information substantiating the Mitigated Negative Declaration was adequate for its use in making a decision as a CEQA lead agency. The Commission further found that it will not adopt alternatives but did adopt a mitigation measure related to the mitigation payment(s) to the County as part of the project. The Commission adopted the Mitigated Negative Declaration and directed its Executive Officer to file a Notice of Determination within five days; and,

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WHEREAS, a public hearing on the proposed reorganization was called for and held by the Executive Officer of this Commission on March 30, 2020, and continued to May 14, 2020, at the time and place for which notice was given, and at the hearing the Executive Officer heard and received all oral and/or 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. Pursuant to the provisions of Government Code Section 57052, the value of written protest filed and not withdrawn by registered voters at the conclusion of the protest hearing represents 1.84% of the registered voters as verified against the record of voter registrations on file totaling 5,605, below the threshold to require termination of the proposal. The value of written protest filed and not withdrawn by landowners at the conclusion of the protest hearing represents 1.58% of the landowners, representing 1.82% of land value (\$289,143,644), as verified against the current assessment roll.

SECTION 2. 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, noting that its approval is subject to the confirmation of the registered voters within the affected territory.

SECTION 3. Upon formation, the Spring Valley Lake Community Services District shall utilize the regular County Assessment Roll.

SECTION 4. The Executive Officer, on behalf of the Local Agency Formation Commission for San Bernardino County, in compliance with this resolution and State law (Part 4, commencing with Government Code Section 57000), hereby requests that the County of San Bernardino Board of Supervisors direct its respective County Elections Official to conduct the necessary election, setting the matter for consideration on the November 3, 2020 general election, pursuant to Government Code Sections 57077 and 57100 et seq.

SECTION 5. The question to be submitted to the voters shall read as follows:

“Shall the order adopted on February 19, 2020, by the Local Agency Formation Commission for San Bernardino County ordering the reorganization to include formation of the Spring Valley Lake Community Services District together with the formation of Zone A for solid waste and street sweeping and the Dissolution of County Service Area 64, known as LAFCO 3233A, be approved subject to the terms and conditions as more particularly described in the order?”

SECTION 6. The election shall be held within the territory of the reorganization, as described in Exhibit “A” and “A-1”.

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SECTION 7. The election to be held shall include a call for election of a five-member board of directors to be elected at-large pursuant to the provisions of the Uniform Election Law, Part 4 (commencing with Section 10500) of the Elections Code.

SECTION 8. A simple majority of ballots cast in favor of the measure is required to confirm the order for the reorganization to include formation.

SECTION 9. Upon completion of the canvass of ballots cast at the election, as required pursuant to Sections 15300 to 15309, inclusive of the Elections Code, the Executive Officer shall issue the final resolution and direct that either a Certificate of Completion or a Certificate of Termination, as required by Government Code Sections 57176 through 57203, and a Statement of Boundary Change, as required by Government Code Section 57204, shall be prepared and filed for the proposal.

DATED: MAY 18, 2020



SAMUEL MARTINEZ
Executive Officer

The seal is circular with a dotted border. The outer ring contains the text "LOCAL AGENCY FORMATION COMMISSION" at the top and "COUNTY OF SAN BERNARDINO" at the bottom. The center of the seal features a figure holding a scale of justice.

LAFCO 3233A - Reorganization to include Dissolution of County Service Area 64 and Formation of the Spring Valley Lake Community Services District together with Formation of Zone A for Solid Waste and Street Sweeping

Formation of the Spring Valley Lake Community Services District

Area A:

That portion of Townships 05 North Range 04 West, San Bernardino Meridian in the county of San Bernardino, State of California, described as follows:

Beginning at the southwest corner of section 35, Townships 05 North Range 04 West, San Bernardino Meridian in the County of San Bernardino, State of California said corner also being on the centerline of Ridgecrest Road said corner also being a point on the southerly boundary of the City of Victorville;

1. Thence N 00°49'11" W through said City of Victorville a distance of 2648.04 feet to the west quarter corner of said section 35, said point also being at the intersection of Ridgecrest Road and Pahute Road, said point also being on the City limit line of said City of Victorville;
2. Thence northerly along said City limits and the west line of sections 35, 26, and 23, Township 05 North Range 04 West a distance of 11926.45 feet more or less to a point on the west line of said section 23, Said point being 1304 feet south of the northwest corner of said section 23;
3. Thence leaving said Victorville City limit S 36°50'34" E a distance of 801.97 feet;
4. Thence N 88°58'59" E a distance of 2157.05 feet to a point on the west line of the northeast quarter of said section 23;
5. Thence S 01°13'55" E along said west line a distance of 679.74 feet to the southwest corner of the said northeast quarter;
6. Thence S 89°40'53" E along the south line of said northeast quarter a distance of 2624.91 to the west quarter corner of section 24 Townships 05 North Range 04 West;
7. Thence S 00°07'57" E along the west line of said section 24 a distance of 1992.88 feet;
8. Thence N 89°17'25" E a distance of 296.55 feet to a point on the Town limit of the Town of Apple Valley said point also being on the centerline of the Mojave River;
9. Thence Southerly along said town limit and said centerline, following all of its various courses a distance of 6567.03 feet to a point on the north line of section 36 Townships 05 North Range 04 West;
10. Thence N 89°13'40" E through the said town of Apple Valley a distance of 1903.00 feet to the northwest corner of the east half of the northeast quarter of said section 36;
11. Thence S 00°46'30" E along the west line of said east half a distance of 2643.78 feet to the southwest corner of the said east half;
12. Thence N 89°13'26" E along the south line of said east half a distance of 1318.33 feet to the east quarter corner of said section 36;
13. Thence S 00°47'25" E along the east line of said section 36 a distance of 2642.07 feet to the southeast corner of said section;
14. Thence S 89°12'01" W along the south line of said section 36 a distance of 3501.37 feet to the centerline of the Mojave River. Said point also being the common boundary of the City of Victorville and the Town of Apple Valley;
15. Thence S 89°12'01" W along the said common line of said town of Appel Valley and City of Victorville a distance of 455.14 feet to a point common to the Town of Apple Valley, City of Victorville and the City of Hesperia;
16. Thence leaving said Town of Apple Valley westerly along the common line of the said City of Victorville and City of Hesperia, a distance of 6568.21 feet to the **Point of Beginning**.

Containing 2423.25 Acres more or less

Area B:

That portion of section 3 Townships 04 North Range 04 West, San Bernardino Meridian in the county of San Bernardino, State of California, said portion being lot 15 of Tract 5391, as per plat recorded in book 66 of maps, pages 65 – 66 official records of the county of San Bernardino, described as follows:

Commencing at the centerline intersection of Santa Fe Avenue and Alder Street thence N 87°09'09" E a distance of 50.00 feet to a point on the right-of-way intersection of said Santa Fe Avenue and Alder Street said point also being the **Point of Beginning**;

1. Thence N 34°01'20" E along said right-of-way of Santa Fe Avenue a distance of 205.85 feet to the beginning of a 1160.00 foot radius tangent curve concave southeasterly;
2. Thence northeasterly along said curve through a central angle of 17°17'56" and an arc length of 350.23;
3. Thence S 38°40'45" E leaving said Santa Fe Avenue right-of-way a distance of 217.36 feet;
4. Thence S 34°10'17" W a distance of 473.32 feet to the beginning of a 470.20 foot radius non-tangent curve concave northeasterly, a radial bearing to said point being N 20°36'30" E said point also being on the north right-of-way of said Alder street;
5. Thence northeasterly along said right-of-way and said non-tangent curve through a central angle of 13°24'40" and an arc length of 110.06;
6. Thence N 55°58'41" W along said north right-of-way a distance of 150.95 feet to the **Point of Beginning**.

Containing 2.98 Acres more or less

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

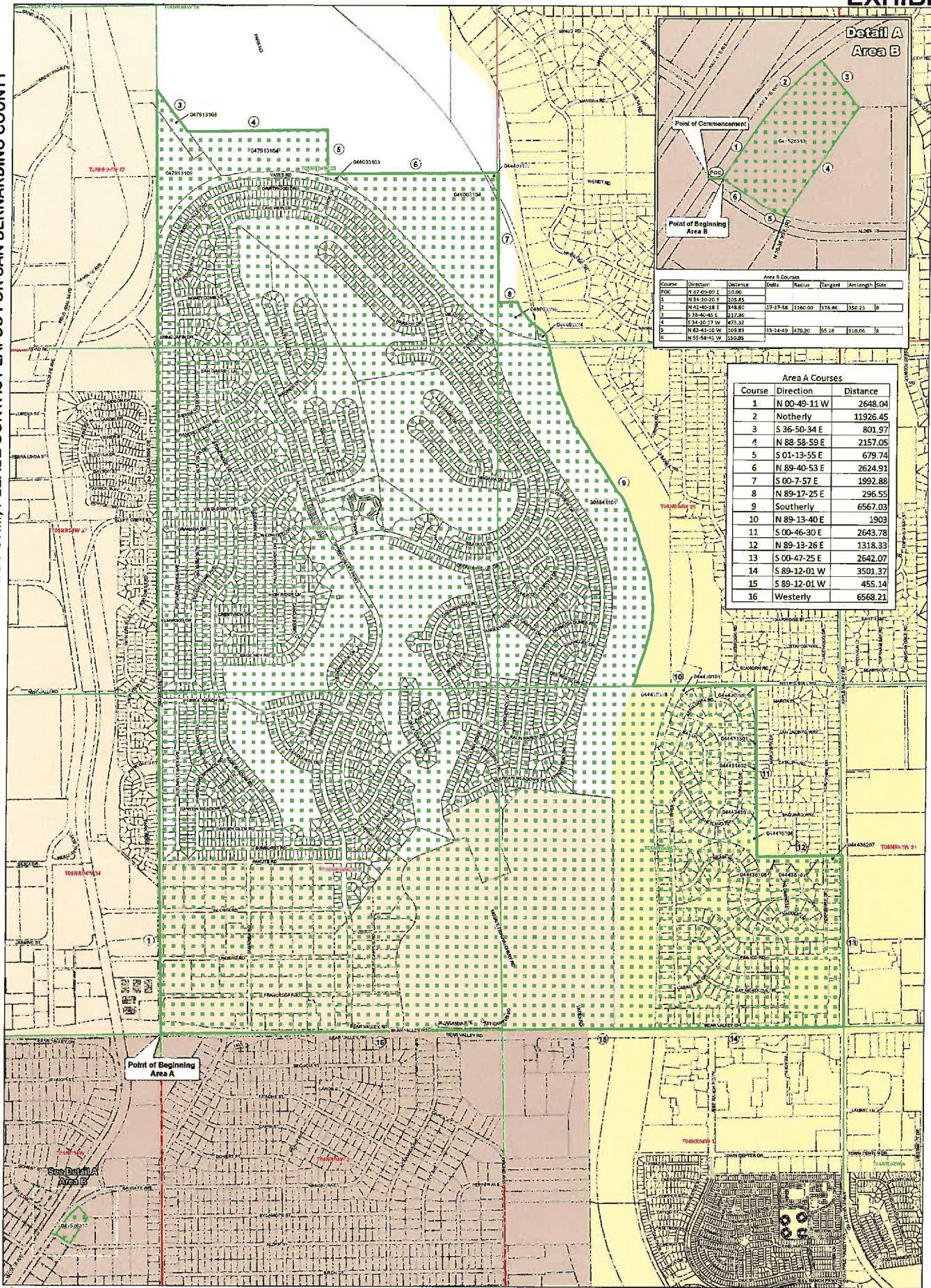
by:  02/24/2020

Ryan Hunsicker, PLS 8302 Date
Deputy County Surveyor



FOR QUESTIONS REGARDING THIS MAP OR TO OBTAIN A COPY OF THIS MAP IN ELECTRONIC FORM, PLEASE CONTACT LAFCO FOR SAN BERNARDINO COUNTY

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Area B Courses

Course	Direction	Distance	Bearing	Radius	Tangent	Area Length	Code
POC	N 22-00-49 E	53.00					
1	N 34-45-26 E	328.45					
2	N 41-40-28 E	348.80	37-37-56	1180.00	172.46	150.23	6
3	S 33-40-48 E	237.26					
4	S 34-02-33 W	473.32					
5	N 63-43-10 W	109.81	13-24-40	1470.30	65.28	110.06	6
6	N 55-54-41 W	150.85					

Area A Courses

Course	Direction	Distance
1	N 00-49-11 W	2648.04
2	Notherly	11926.45
3	S 36-50-34 E	801.97
4	N 88-58-59 E	2157.05
5	S 01-13-55 E	679.74
6	N 89-40-53 E	2624.91
7	S 00-7-57 E	1992.88
8	N 89-17-25 E	296.55
9	Southerly	6567.03
10	N 89-13-40 E	1903
11	S 00-46-30 E	2643.78
12	N 89-13-26 E	1318.33
13	S 00-47-25 E	2642.07
14	S 89-12-01 W	3501.37
15	S 89-12-01 W	455.14
16	Westerly	6568.21

- Legend**
- Sections
 - Parcels
 - Spring Valley Lake CSD Formation
 - Course Number
 - City of Hesperia
 - Town of Apple Valley
 - City of Victorville
 - 012345678 APN Number

LAFCO 3233A - Reorganization to include Dissolution of County Service Area 64 and Formation of the Spring Valley Lake Community Services District together with Formation of Zone A for Solid Waste and Street Sweeping.

Formation of the Spring Valley Lake Community Services District

0 0.25 0.5 1 Miles

Affected Agency's
 City of Victorville
 Town of Apple Valley
 County Service Area 64

Ryan E. Hunsicker
 This map has been prepared by me or under my direction

LAFCO 3233A - Reorganization to include Dissolution of County Service Area 64 and Formation of the Spring Valley Lake Community Services District together with Formation of Zone A for Solid Waste and Street Sweeping

Formation of Spring Valley Lake Community Services District Zone A

That portion of Townships 05 North Range 04 West, San Bernardino Meridian in the county of San Bernardino, State of California, described as follows:

Beginning at the intersection of Pahute Road with Ridgecrest Road, said point also being the west quarter corner of Section 35 Township 05 North Range 04 West San Bernardino Meridian, and said point also being on the existing city limit of the City of Victorville;

1. Thence Northerly along the west lines of Sections 35, 26 and 23 Township 05 North Range 04 West San Bernardino Meridian, and along said Victorville city limits a distance of 11926.45 feet to a point on the east line of section 23 Township 05 North Range 04 West San Bernardino Meridian, said point being 1304 feet south of the northwest corner of said section 23;
2. Thence leaving said Victorville city limit S 36°50'34" E a distance of 801.97 feet;
3. Thence N 88°58'59" E a distance of 2157.05 feet to a point on the west line of the northeast quarter of said section 23;
4. Thence S 01°13'55" E along said west line a distance of 679.74 feet to the southwest corner of the said northeast quarter;
5. Thence S 89°40'53" E along the south line of the northeast quarter of said section 23 a distance of 2624.91 to the west quarter corner of section 24 Townships 05 North Range 04 West;
6. Thence S 00°07'57" E along the west line of said section 24 a distance of 1992.88 feet;
7. Thence N 89°17'25" E a distance of 296.55 feet to a point on the Town limit of the Town of Apple Valley said point also being on the centerline of the Mojave River;
8. Thence southerly along said Town limit and centerline of the Mojave River, following all of its various courses a distance of 8347.00 feet more or less to a point of intersection of the said Town of Apple Valley and the City limit of the City of Victorville;

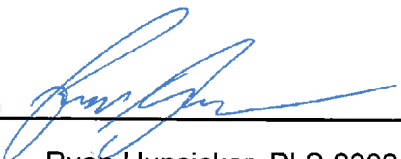
The following thirteen courses are along the said Victorville City limit:

9. Thence leaving said town limit of Apple Valley N 83°55'49" W a distance of 1415.58;
10. Thence S 40°11'37" W a distance of 445.95 feet;
11. Thence N 27°38'13" W a distance of 329.12 feet;
12. Thence S 62°22'34" W a distance of 859.92 feet;
13. Thence S 27°36'16" E a distance of 426.46 feet;
14. Thence S 68°13'11" W a distance of 618.03 feet to the beginning of a 453.12 foot radius tangent curve concave southeasterly;
15. Thence southerly along said curve through a central angle of 25°04'28" and an arc length of 198.30 feet;
16. Thence N 51°49'56" W a distance of 221.94 feet;
17. Thence S 35°51'18" W a distance of 1172.48 feet to the east right-of-way of Spring Valley lake Parkway;
18. Thence N 16-18-54 W along said east right-of-way a distance of 102.78 feet;

19. Thence leaving said east right-of-way S 89°15'49" W a distance of 231.75 feet to a point on the centerline of Huerta Road;
20. Thence leaving said centerline N 00°51'11" W a distance of 747.67 feet to a point on the centerline of Pahute Road;
21. Thence S 89°19'54" W along said centerline of Pahute Road a distance of 2672.84 feet to the **point of Beginning.**

Containing 1600 Acres more or less

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

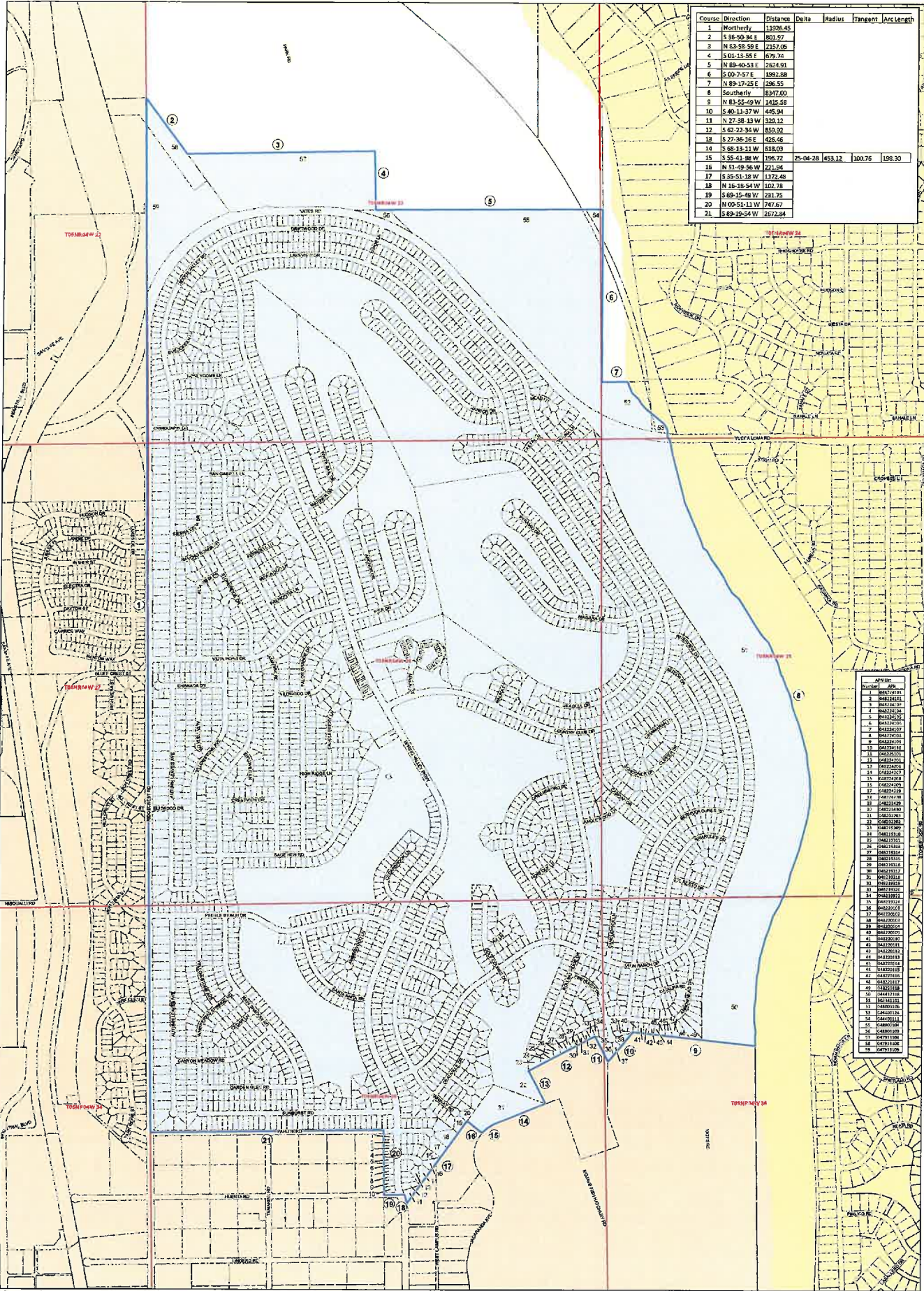
by:  02/24/2020
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Deputy County Surveyor



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Course	Direction	Distance	Delta	Radius	Tangent	Arc Length
1	Northerly	1326.45				
2	S 36-50-34 E	801.57				
3	N 83-58-59 E	7157.05				
4	S 01-13-55 E	679.74				
5	N 89-40-53 E	7624.91				
6	S 09-7-57 E	1892.58				
7	N 89-17-25 E	236.55				
8	Southerly	8347.00				
9	N 83-55-49 W	1415.58				
10	S 40-11-37 W	445.94				
11	N 77-38-13 W	1331.17				
12	S 62-22-34 W	853.32				
13	S 27-36-36 E	426.46				
14	S 68-18-11 W	618.03				
15	S 55-61-38 W	156.72	75-04-28	1453.12	100.76	198.30
16	N 51-49-56 W	227.34				
17	S 35-51-18 W	1172.48				
18	N 16-18-54 W	162.78				
19	S 69-15-48 W	231.75				
20	N 09-51-11 W	747.67				
21	S 89-10-54 W	2672.84				



Section	APN List
1	048270101
2	048270102
3	048270103
4	048270104
5	048270105
6	048270106
7	048270107
8	048270108
9	048270109
10	048270110
11	048270111
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13	048270113
14	048270114
15	048270115
16	048270116
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18	048270118
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21	048270121
22	048270122
23	048270123
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25	048270125
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58	048270158
59	048270159
60	048270160

Legend

- Sections
- Parcels
- Spring Valley Lake CSD Zone A
- Course Number
- City of Hesperia
- Town of Apple Valley
- City of Victorville
- APN List

LAFCO 3233A - Reorganization to include Dissolution of County Service Area 64 and Formation of the Spring Valley Lake Community Services District together with Formation of Zone A for Solid Waste and Street Sweeping
Formation of Spring Valley Lake CSD Zone A

0 0.125 0.25 0.5 Miles

Affected Agency's
 City of Victorville
 Town of Apple Valley
 County Service Area 64

02/22/2020
 Ryan S. Hunsicker
 This map has been prepared by me or under my direction