

CITY OF ADELANTO
City Profile Summary Sheet

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San Bernardino County

Contact Person: Michele Rambo, Principal Planner
(760) 243-2300 ext. 3028

Address: 11600 Air Expressway
P.O. Box 10
Adelanto, CA 92301

3080

E-Mail Address: mrambo@ci.adelanto.ca.us

Website Address: www.ci.adelanto.ca.us

Date of Municipality Formation: December 22, 1970

Charter/Date: November 1992

Redevelopment Agency: YES NO

If yes, please indicate name and define area of service.

<u>Project Area</u>	<u>Size</u>	<u>Date of Adoption</u>
76-1	7.956 acres	1976
80-1	1094.019 acres	1981
80-1 Amended	12551.150 acres	1983
Project Area 3	606 acres	2002

(A City of Adelanto RDA Project Areas Map is attached)

Governing Body:

Directly-elected Mayor and four other City Council members elected at large

Membership:

Jim Nehmens	Mayor
Charley B. Glasper	Mayor Pro Tem
Scott McCauley	Councilor
Trinidad Perez	Councilor
Steven R. Baisden	Councilor

Public Meetings:

The City Council meets the 2nd and 4th Wednesday of each month, beginning at 7:00 p.m., City Council Chambers, 11600 Air Expressway.

SERVICES

Services Provided by City/Town directly to its Public:

City Council	City Manager
City Clerk	Finance
City Attorney	Community Development/Planning
Engineering	Code Enforcement
Animal Control	Adelanto Public Utility Authority
Building/Safety	Wastewater Management
Senior Center	Water Purveyor
Public Works (Maintenance Parks & Grounds, Community Centers, Streets, Drainage Facilities, & Vehicle Maintenance)	

Service(s) Provided to the City/Town through a Contractual Relationship:

SERVICE	PROVIDED BY WHOM	DATE OF CONTRACT	SUNSET DATE
Fire Protection	County of San Bernardino Fire Department	6/1/04	6/1/14
Law Enforcement Services	County of San Bernardino Sheriffs	12/18/01	None identified
Solid Waste Collection Services	AVCO Disposal, Inc.	1/1/95	None – Evergreen Agreement

Area Served: 53 Square Miles
Sphere of influence area: 18.875 Square Miles

Population: 18,130 (Defined by 2000 Census)
24,880 (Per State Dept. Finance January 1, 2006)

Registered Voters: 6,187 as of 11/2006

Services Provided Outside City/Town Boundaries:

None

Special charges for service outside boundaries:

Not Applicable

Special policies for providing service outside boundaries:

Not applicable

Subsidiary District(s)? YES NO

If yes, list

SPHERE OF INFLUENCE

(To be completed by LAFCO)

Established:

LAFCO Number	Resolution No./ Date Adopted	Location
1148	763 8-9-72	

Changes:

LAFCO Number	Resolution No./ Date Adopted	Type of Change	Location
2077	1722 5-13-81	expansion	West of Mojave River, north of Duncan Rd
2832	2579 3-18-98	Reduction	North of SCIA, east of Mojave River

Totally Surrounded Islands: YES NO

If Yes, how many _____.

How many comply with provisions of Government Code Section 56375.3. 1

BUDGETARY INFORMATION (General Fund)

	Actual 2002-03	Actual 2003-04	Actual 2004-05	Estimated 2005-06	Budgeted 2006-07
Expenditures	6,869,501	7,845,856	8,994,597	10,780,178	13,210,534
Capital/Fixed Assets	50,900	78,400	215,000	172,800	159,000
Revenues:		8,297,983	10,234,445	11,491,000	13,570,000
Property Tax	109,000	76,788	1,283,428	134,000	140,000
User Fees (Licenses & Permits)	N/A	991,687	1,540,054	2,116,000	2,116,000
Sales Tax	916,000	1,152,099	915,754	1,000,000	1,100,000

Attachments:

1. City of Adelanto Redevelopment Project Areas Map

CITY OF ADELANTO
MUNICIPAL SERVICE REVIEW
(Government Code Section 56430)

INTRODUCTION: The following provides an outline of the mandatory determinations for a municipal service review as set out in Government Code Section 56430. In addition it provides an explanation of the purpose of the determination and the issues to be considered. While no agency will be required to respond to each of the issues identified below, this list is intended to be illustrative of the scope of issues that might be relevant to a local agency service review. Please review the list and identify those issues that are relevant to your agency and develop narrative responses to each determination.

I. Infrastructure Needs and Deficiencies

Purpose: To evaluate the infrastructure needs and deficiencies of a jurisdiction in terms of capacity, condition of facility, service quality and levels of services and its relationship to existing and planned service users.

1. Capital Improvement Plans/Studies

The City is in the process of preparing new Comprehensive Sewer and Water Master Plans, which are anticipated to be completed in 2007. These plans include plans for expansion of Sewage Treatment Plant, drilling and development of additional water wells, expansion of Water Storage Facilities, inter-connection with other water agencies, and connection to the California Aqueduct (State Water Project).

The City has also adopted Development Impact Fees for Parks, Drainage Facilities, Transportation Facilities, and Fire Facilities for implementation of master plans and adequate fire response times and to provide for more timely development of these facilities in conjunction with new residential and non-residential development. These are in addition to the existing sewer and water fees.

2. Water Service Plans/Studies

a) Supply and demand information

Currently, the Adelanto Public Utility Authority, the City's water purveyor, receives all of its water supply from wells. The "Base Year Free Production Allowance" for the Adelanto Public Utility Authority in the Mojave River Basin adjudication was 5,006 acre feet. This is gradually being "ramped down" a total of twenty percent, so that the agency has to pay "overproduction" fees for the amount in excess of the annual "Free Production Allowance" to the Mojave Water Agency. The Mojave Water Agency intends to use overproduction fees to provide a funding source to recharge the groundwater basin supply from the State Water Project.

The Adelanto Public Utility Authority is also entitled to purchase water from the State Water Project (California Aqueduct) from the Mojave Water Agency. At the present time, the area under the jurisdiction of the Mojave Water Agency is entitled to 75,800 acre-feet per year from the State Water Project. The Mojave Water Agency has developed several strategies for managing the groundwater basin in order to provide a consistent long-term water supply in the region. These include proposed groundwater recharge projects that would allow Mojave Water Agency to store water in wet years and from the California Aqueduct, increased recharge efficiency using storm water detention basins, and water reclamation/recycling.

The Adelanto Public Utility Authority is pursuing drilling and development of additional water wells, purchase of water rights from private users, and inter-connections with other water purveyors in the area to meet short term needs. Adelanto Public Utility Authority is also studying direct connection to the California Aqueduct and/or Mojave Water Agency pipeline from the aqueduct, which already passes through the City, so that water could be purchased from the Mojave Water Agency from its allotment from the State Water Project (California Aqueduct). The City has also adopted landscape requirements to significantly reduce water demand in future developments and is considering rate structures and other measures to encourage conservation as part of the Water Master Plan.

The Adelanto Public Utility Authority issued bonds to provide for drilling and development of new water wells and development of an additional five million gallon water storage facility.

The Adelanto Public Utility Authority currently has 7,390 water connections, of which slightly over 7,000 are residential connections.

In summary, it is anticipated that the Adelanto Public Utility Authority will have the ability to continue to serve the City and new development. The cost of acquisition of additional water supplies is being incorporated into water connection fees and water rates. Future additional water supplies, water storage projects, use of recycled water, and conservation are under consideration in both the Mojave Water Agency's Regional Water Management Plan and in the City's proposed Water Master Plan to meet the projected water demand.

3. Sewer Service Plans/Studies

a) Capacity and demand information

The Adelanto Public Utility Authority operates the sewer system including the wastewater treatment plant and requires new development projects to hook up to the City's system. A number of improvements have been made to the Sewer Plant to enhance the processing of effluent, including expansion of the percolation ponds. The City is preparing an expansion of the existing plant, which has a capacity 1.5 million gallons per day (mgd).

The plans include an increase of 2.5 million gallons per day (mgd), which may be done in two phases.

Currently, the Adelanto Wastewater Reclamation Facility (Sewer Plant) provides waste water treatment service to approximately 6,800 residential connections and approximately 1,580 industrial and commercial connections. The Adelanto Wastewater Reclamation Facility is designed to meet the requirements of Title 22, California Code of Regulations. In compliance with Title 22, the facility discharges effluent treated to secondary standards to the percolation ponds for groundwater recharge.

4. Age and Condition of Facilities

a) Water supply and distribution system

The City's primary water supply system ranges primarily in age from about 15 to 35 years, with the newer systems located in the south end of the City and extensions being completed with new development. Most of the water storage system and primary distribution lines were completed about fifteen years ago. Water wells have been consistently overhauled as warranted.

b) Wastewater collection and treatment

The wastewater pipelines were installed about 22 years ago, however new and upgraded systems are being put in place by more recent development projects. The City built its own sewage treatment facilities a little over ten years ago, including major new trunk lines to the facility. A major expansion of this plan is planned, which at least the first phase is anticipated to be constructed in 2007. The sewer plant has been significantly renovated and upgraded in the last two years.

5. Capacity Analysis

a) Number of service units available

The Adelanto Public Utility Authority has a total of 15 water wells and is in the process of establishing two additional wells.

b) Number of service units currently allocated

At various times, various of the wells may be on standby or undergoing rehabilitation, with seven of the wells being relatively higher producing wells, and the remaining wells that may be used during high demand.

c) Total number of service units within agency boundaries

Most of the Adelanto Public Utility Authority wells are located approximately two miles east of the City proper near the Mojave River on City owned land. Three of the existing wells and the two new wells are within the City limits.

6. Future Development

a/b) What additional infrastructure is needed?

As discussed above in items 1, 2 and 3 above, the City is in the process of preparing new Comprehensive Sewer and Water Master Plans, which are anticipated to be completed in 2007. These plans include plans for expansion of Sewage Treatment Plant, drilling and development of additional water wells, expansion of Water Storage Facilities, inter-connection with other water agencies, and connection to the California Aqueduct (State Water Project). The new Comprehensive Sewer and Water Master Plans would define necessary backbone water and sewer lines to serve developing areas of the City which would be extended with development or with fees collected for the extension of master plan lines.

c) How will it be funded?

Additional infrastructure will be funded primarily from new development which would benefit from the extension of new infrastructure. Only about fifteen percent of the land in the City is developed, with development primarily clustered around existing infrastructure with new development primarily occurring in areas where infrastructure must be extended. A fee system establishes the proportional contribution of properties for the extension of infrastructure. Developers are required to extend infrastructure to serve their projects and may be eligible for reimbursement for master plan facilities. Bonds may also be issued in anticipation of fees to extend infrastructure. The Adelanto Public Utility Authority has already issued bonds for some major improvements, including expansion of the sewer treatment plant, extension of major sewer line, new water wells and interconnections with other water agencies, and new water storage facilities. The City is also working with a number of developers on Community Facility Districts to provide funding for infrastructure improvements.

d) Is there a schedule for improvement?

As discussed in Items 1, 2 and 3 above, inter-connection with other water agencies and development of two additional water wells are underway and expected to be completed in 2007. Expansion of the Sewer Treatment Plant and addition of a five million gallon water storage facility are anticipated to commence in 2007.

Other improvements are anticipated to be completed with development of properties requiring the extension of infrastructure and further expansion of treatment and storage facilities. The schedule for these additional improvements will be dependent upon the rate of development.

7. Reserve Capacity

a) What is the policy?

Reserve capacity policies are being reviewed as part of the new Comprehensive Sewer and Water Master Plans.

II. Growth and Population

Purpose: To evaluate service needs based upon existing and anticipated growth patterns and population projections.

1. Population Information

- a) Existing and projected within agency boundary (include identification of source for growth projection)

Existing: 24,880 (State Department of Finance, as of 1/1/06)

Projected: 117,749 (Full Build-Out Projection from the General Plan)

- b) Existing and projected within sphere of influence (include source for growth projection)

Existing: 229 (2000 Census Data)

Projected: 38,441 (Full Build-Out Projection from the General Plan, if annexed to the City, with existing General Plan designations). However, very little growth is projected in these areas (less than 1,000 dwelling units at full build out, or 2,650 population) unless annexed to the City, since almost all of the sphere of influence areas are not served by water or sewer systems and have very low density designations in the County.

2. General Plan

- a) Excerpts regarding existing and projected growth

See attached City of Adelanto General Plan pages III-11 through III-16, as summarized above in Item II.1.

- b) Other

3. Identify Significant Growth Areas

The most significant growth has occurred over the last ten to fifteen years within the southeastern portion of the City between Aster Road and US 395 and Mojave Drive and Palmdale Road. There is continuing growth in the Central part of the City between El Mirage Road and Air Expressway and Koala Road and Bellflower Street. An Activity Map depicting areas of recent development is included.

III. Financing Opportunities and Constraints

Purpose: To evaluate factors that affect the financing of needed improvements.

1. Finance Plans for (provide copies of documents where necessary) include:

- a) Service upgrades
b) Capacity improvements

c) Revenue source

a/b/c) Primary funding for infrastructure capacity improvements and service upgrades will be from development impacts fees paid by new development and assessment districts required for new development (street lighting and landscapes maintenance districts). The intent is that new development will pay its proportional share for expansion of these types of facilities. The City also seeks grants and applies CDBG funds to facilities, especially where they will benefit low income residents.

2. Bond Rating

The City currently does not have any outstanding bonds and therefore does not have an established bond rating.

3. Joint Financing Projects

- a) Does agency participate?
- b) What are policies?

a/b) The City does not have any joint financing projects at this time. However, the City is working with several developers to use community facility districts for financing of infrastructure. Priority is for public facilities owned and operated by the City that provide a public benefit, which meet a community need and that expand City's employment and/or tax base.

4. Revenue Sources

- a) Identify
- b) Can they be expanded?

a/b) The City's main source of revenue is property taxes, motor vehicle license fees and sales tax, and generally cannot be expanded by any direct action by the City. The percentage that the City receives for property taxes, motor vehicle fees and sales taxes are fixed and any increases would need to go before the voters. Capacity improvements such as water, sewer and streets are funded through various development impact fees. Currently development impact fees include sewer and water capacity fees, parks, drainage, fire, and transportation facilities impact fees. These fees were primarily adopted in the last two years. The City intends to regularly update these fees.

IV. Cost Avoidance Opportunities

Purpose: To identify practices or opportunities that may help eliminate unnecessary costs.

1. Overlapping/Duplicative Services

The City Council members also serve as the governing board for the Redevelopment Agency and the Adelanto Public Utility Authority. City staff also provides administrative staffing for these agencies. The agencies are coordinated

in a comprehensive budgeting process to avoid overlapping and duplicative services.

2. Joint Agency Practices

a) Identify

The City Council members also serve as the governing board for the Redevelopment Agency and the Adelanto Public Utility Authority. City staff also provides administrative staffing for these agencies. The agencies are coordinated in a comprehensive budgeting process to avoid overlapping and duplicative services.

b) Reduce costs?

See above.

3. Rely on Other Agencies

a) Administrative functions

City of Adelanto contracts with the County of San Bernardino for police protection and fire protection services within the City boundary, which incorporates certain administrative functions.

b) Grant management

The City's Finance Department manages grants.

c) In-house cost vs. outside cost

The City of Adelanto provides all administrative services for its community members. Police, fire, and waste management services are provided by the City through contracts, and therefore all costs are in-house costs. Certain other functions are also provided by contract services to fulfill specified tasks and positions as needed or appropriate.

4. Growth Management Strategies

a) Strategies for directing growth

Infrastructure limitations, such as natural drainage channels, existing roadway network and availability of water and sewer, function to limit and shape growth in the City.

b) Infill

Significant portions of the City's planning area are comprised of undeveloped desert landscape. There are some limited opportunities for infill development in the City's oldest areas, centered around US 395 and Bartlett Avenue; however there remain infrastructure limitations in these areas as well.

c) Conservation

The Conservation/Open Space Element of the General Plan identifies significant natural and man-made resources that exist within the City and provides policies and strategies for the preservation and utilization of these resources. These are primarily focused in the northwestern part of the City in the Shadow Mountains, of which the southern tip is in the City limits; along the Fremont Wash, at the base of the Shadow Mountains; and along the Mojave River, of which a small part abuts the City at the extreme northeastern edge of the City. These areas are currently undeveloped and will be addressed with development in these areas. Much of the lands within the Shadow Mountains are already under ownership and management of the U.S. Bureau of Land Management.

d) Annexation policies

The city is currently pursuing possible annexation of the southern sphere of influence area in order to facilitate efficient provision of infrastructure for existing City areas, since roads, sewer and water need to be extended through this area to serve areas already within the City. For similar reasons, the City is also considering annexation of the northeastern sphere area to facilitate efficient provision and infrastructure to existing City areas.

e) Policies related to providing service outside agency boundaries

Due to the limitations on infrastructure, the City does not provide services to those areas outside the agency boundaries. However, projects located outside agency boundaries wishing to connect to City services, may request to annex into the City to acquire services provided utilities are adequate to provide for additional connections. Currently, the City is preparing a Comprehensive Sewer and Water Master Plan that assess the probability of extending services to the entire City and those areas with the sphere of influence.

5. Level of Service

a) Meets or exceeds customer needs?

The City currently provides the residents within agency boundaries with all pertinent services (fire protection, law enforcement, utilities, and administrative), thereby meeting customer needs.

b) Customer satisfaction

The City continually seeks to improve services to respond to the needs of its residents and customers.

6. Per-Unit Service Costs

a) Identify

The per-unit service cost for General Fund Services is approximately \$531 per person, or \$1,760 per dwelling unit.

Adelanto has a population of 24,880, with 7504 residential dwelling units (5,791 single-family, 1,205 multi-family dwelling units, and 508 mobile homes) within the City. The following is a description of the various service costs and the associated service departments:

	<u>2006/7</u> <u>General Fund Budget</u>
City Council	91,588
City Manager	354,658
City Clerk	115,601
Finance	199,892
City Attorney	300,000
Public Works	837,587
Engineering	997,454
Police	4,396,000
Animal Control	144,775
Fire	2,092,000
Building/Safety	567,690
Code Enforcement	479,558
Senior Center	16,500
Community Center	18,000
Community Center #2	1,000
Parks and Grounds	169,118
Vehicle Maintenance	84,109
Non-departmental	1,158,447
<u>Community Development/ Planning</u>	<u>1,186,557</u>
TOTAL	\$ 13,210,534

b) Comparison with others

The City of Adelanto provides efficient delivery of services. For example, the City of Barstow, a similar sized City, has a somewhat larger budget of \$14,038,965, with slightly less population of 23,599, but more dwelling units, for a per unit service cost of \$595 per resident, or \$.1,429 per dwelling unit.

V. Rate Restructuring

Purpose: To identify opportunities to positively impact rates without decreasing service levels.

1. Rate restructuring is considered by:
 - a) Use of consumer price index
 - b) Identify ways to compare rates

The City periodically reviews rates to recover costs of services and to match costs of services to price rates.

2. Identify current rates and plans, if any, for rate changes

Currently, the City is in the process of reviewing and assessing rates for water and sewer. Part of this consideration would be for more tiered rates, especially for water to encourage conservation. Water and sewer capacity and connection fees are also under review. Development Impact fees for drainage facilities, parks, transportation, and fire facilities have been adopted in the last two years and will be regularly reviewed to maintain proportional contributions from new development.

VI. Opportunities for Shared Facilities

Purpose: To evaluate the opportunities for a jurisdiction to share facilities and resources to develop more efficient service delivery systems.

1. Shared Facilities

- a) Existing – flood, parks, groundwater storage, etc.
- b) Future opportunities/options

The City is in the process of establishing a Parks Master Plan that includes the opportunity for shared facilities. Such facilities include the incorporation of public parks within school sites, and the establishment of joint use detention basins.

2. Duplication of Facilities

- a) Existing duplication?

There is no duplication of facilities at this time.

- b) Planned/future duplication?

The City avoids duplication of facilities.

- c) Excess capacity available to outside customers?

The City does not have capacity available to outside customers.

- d) Productivity ratings, if any, for staff

Staff productivity is reviewed by their supervisors as part of the regular employee evaluation process.

VII. Government Structure Options

Purpose: To consider the advantages and disadvantages of various government structures to provide public services.

1. Agency Recommendation

- a) Government structure options
- b) Benefits to customers

a/b) Areas are currently not served by any special districts and the City provides all consolidated services. As the City provides all services and there are no special districts, the only option would be to create special districts, which is an undesirable option.

2. Hurdles to Consolidation/Reorganization

There are no hurdles for consolidation as the current governmental structure is organized such that there are no special districts and the City already provides consolidated services.

3. Recommended Options

- a) Benefit to customers
- b) Services to be provided

a/b) The City currently provides consolidated services to its residents in a comprehensive and coordinated fashion intended to provide the best combination of services and benefits to its residents.

VIII. Evaluation of Management Efficiencies

Purpose: To evaluate whether organizational changes to governmental structure can be made to improve the quality of public services in comparison to cost.

1. Training Opportunities

The City provides staff training in-house and sends staff to training outside opportunities as available and appropriate.

2. Staffing Levels

Departmental staffing levels vary from department to department. Staffing is increased as demand for services increases and increasing revenues from growing development provide funding.

3. Technology

- a) Billing systems

Billing systems vary depending on the specific City department. The Water Department utilizes a computer billing program, Inhance.

4. Budget

- a) Policies

Budgets are established annually and prepared by the departments for the following fiscal year. The budget departmental budgets are then compiled and balanced with the projected funds and presented to City Council for consideration and adoption.

- b) Policies for payment of stipend, benefits, travel, educational expenses governing body.

The City provides a fixed monthly stipend for the City Council, Planning Commission, and Parks and Recreation Commission. The City does provide vehicles for traveling and also provides reimbursements for job-related traveling expenses and education.

- c) Preparation/public involvement

The City Council is the determining body for fiscal budgets. The Council conducts workshops which are open to the public and a public hearing is held for the adoption of the budget.

- d) Analysis – revenues/reserves/expenditures

The City Finance Department manages revenues, reserves, and expenditures.

5. Joint Powers Agreements

- a) Identify and describe

The City is a member of the Victor Valley Economic Development Authority (VVEDA), which is a redevelopment authority established for economic development related to the closure of the former George Air Force Base. VVEDA also includes Apple Valley, Hesperia, Victorville, and the County of San Bernardino. Most of the revenues from VVEDA have been expended on promoting and developing Southern California Logistics Airport (SCLA) on the former George Air Force Base.

IX. Local Accountability and Governance

Purpose: To evaluate the accessibility and levels of public participation associated within the agency's decision-making and management processes.

1. Governing Body

- a) Selection process

Directly-elected Mayor and four other City Council members elected at large.

- b) Representation (Districts, area-wide)

The Mayor and Council members are elected at large from the City.

- c) Frequency of meetings

City Council meets the second and fourth Wednesday of every month.

d) Brown Act compliance

The City complies with all the regulations specified in the Brown Act.

e) Number of elections over last decade

There have been 9 elections in the past decade:

1. March 26, 1996
2. October 6, 1998
3. November 3, 1998
4. March 7, 2000
5. November 7, 2000
6. March 5, 2002
7. November 5, 2002
8. November 2, 2004
9. November 7, 2006

2. Customer Feedback

- a) Surveys
- b) Complaint tracking

Customer service survey forms are available for at all public counters in the City. These are routinely collected and reviewed by the City Manager's office, then disseminated to the appropriate department for review and action.

3. Access

- a) Hours

City hall is open Monday through Thursday from 8:00 a.m. to 6:00 p.m., and every other Friday from 8:00 a.m. to 5:00 p.m.

- b) Newsletters

The City provides news and general information regarding the City as an insert into the water bills which are mailed to all water customers in the City.

- c) Website

The City provides information and forms on its website, which is accessible via the internet at www.ci.adelanto.ca.us

- d) Media coverage

The City does have a local publication, the Adelanto Bulletin, a weekly newspaper and also is covered by the Daily Press and the local TV Channel.

e) Cable/public access TV

The City currently does not provide video streaming of public meetings and City events, however cable/public access TV is something the City would like to utilize in the future.

4. Regular Progress Reports

a) Budget – major projects

Budget reports are compiled annually for review and establish yearly budgetary goals.

b) Operations

Progress reports are given to the City Council on a monthly by the various departments.

c) Voter participation

As of 11/2006, there are 6,187 registered voters in the City of Adelanto.

Attachments:

1. City of Adelanto General Plan, Land Use Element, pages III-11 through III-15.
2. City of Adelanto Activity Map October 2006
3. City of Adelanto General Plan, Conservation/Open Space Element

**CITY OF ADELANTO
MANDATORY FIVE YEAR
SPHERE OF INFLUENCE REVIEW
(Government Code Section 56425)**

INTRODUCTION: The questions on this form are designed to obtain data about the entity's existing sphere of influence to allow the Commission and its staff to begin to assess the mandated sphere update process. You are encouraged to include any additional information that you believe is pertinent to the process. Use additional sheets where necessary and/or include any relevant documents.

1. NAME OF AGENCY: City of Adelanto
2. Provide an identification of the entities that provide service to your agency. Please indicate whether they are public or private entities and include subsidiary districts in this description. Please include a description of City or District-governed agencies (i.e., redevelopment agency, development corporations, joint powers authorities, improvement districts, etc.):

The City is the primary service provider for the residents within the agency boundaries. The City does have a Redevelopment Agency and a copy of the 2005-2009 Implementation Plan for the Adelanto Redevelopment Agency is attached. Adelanto Public Utility Authority, a subsidiary district, provides sewer and water within the City limits. The following is a list of services provided by the City through contractual relationship:

Fire Protection (County of San Bernardino Fire Authority)

Law Enforcement Services (County of San Bernardino Sheriffs)

Solid Waste Collection Services (AVCO Disposal, Inc.)

3. Provide a narrative description of anticipated alterations in the agency's current sphere of influence that should be considered in this review. This identification should include any potential development that would require a sphere of influence amendment for implementation, etc. (If additional room for response is necessary, please attach additional sheets to this form.)

The City is not currently pursuing an expansion of the sphere of influence, although there were discussions regarding the area north of the existing sphere, extending to the Helendale Community Services District boundary. Ultimately, the City will likely consider expansion to encompass this area, so that it can be coordinated with development at Southern California Logistics Airport. The City is a member of the Victor Valley Economic Development Authority, which is promoting and developing the airport. However, at this time, it is felt that development plans for the airport and infrastructure planning should progress somewhat before planning land uses and expanding the sphere.

The City is preparing Comprehensive Sewer and Water Master Plans that assesses the feasibility of extending services throughout the City and will include those areas within the sphere of influence. The Master Plans are anticipated to be completed this year.

The City has commenced annexation studies for the sphere of influence area located at the south end of the City. The City is also studying annexation of the northernmost sphere of influence area, east of Highway 395. The City wants to annex these sphere of influence areas in order to facilitate efficient provision of infrastructure for existing City areas, since roads, sewer and water need to be extended through these areas to serve existing City areas. Within the next five years, the City will likely also initiate annexation studies for the western sphere areas to facilitate planning for transportation corridors (Highway 395 replacement and East-West Corridor [E-220]).

4. **CITIES:** Provide an outline of negotiations with the County of San Bernardino related to any sphere change anticipated. Please include an outline of agreements on boundaries, development standards, zoning requirements, if any. This is required pursuant to Government Code Section 56425(b).

As discussed above, the City is not currently pursuing an expansion of the sphere of influence

5. **CITIES:** Provide an outline of the dates for adoption and plans for update, if any, for:
General Plan May 1994. The City has initiated Phase I of a new comprehensive update of the General Plan.

Elements if adopted separately

NAME	DATE OF ADOPTION/UPDATE PLANS
_____	_____
_____	_____
_____	_____
_____	_____

6. **CITIES/SPECIAL DISTRICTS:** For the services provided by the agency identify the appropriate document below and provide an outline of the date of adoption, schedule for update, copy of the document and copy of environmental document, if applicable:

Master Plan for Water Utility	_____
Master Plan for Sewer Utility	_____
Master Plan for Fire Service	_____
Master Plan for Park Service	_____
Urban Water Management Plan	May 13, 1997 (attached)
(with copy of certification from Department of Water Resources)	
Other (Please name):	_____

The City is in the process of preparing Comprehensive Plans for water, sewer, and parks, which are anticipated to be completed this year.

7. **SPECIAL DISTRICTS:** Provide an outline of the following items related to the services provided by the District. This response is specifically required by Government Code Section 56425(h) et seq.

There are no special districts in the City at this time.

- a) Provide a written statement specifying the functions and/or classes of service provided by your District.

N/A

- b) Provide a written description of the nature, location and extent of the functions and/or classes of service outlined above. Where the service area is less than the boundaries of the District provide a map depiction of the location.

N/A

- c) Provide a brief outline of master plans adopted for each of the services listed above including a summary of their findings and the date of their adoption. If master plans are required to be filed with a County, State or Federal agency please note the date of their acceptance. Provide a copy of the master plans with this document if not previously provided to the LAFCO staff office including a copy of the environmental determination associated with the document.

N/A

8. Provide a response to the four factors outlined in Government Code Section 56425 required for a sphere of influence review outlined as follows:

- a) The present and planned land uses in the area, including agricultural and open-space lands.

The areas within the sphere of influence are primarily vacant with only two-three dozen residences in each of the roughly five square mile sphere areas. Attached is Ordinance No. 284 that includes pre-zoning of the sphere of influence. Also included is a City and Sphere of Influence Boundaries Map and a current zoning map of the City indicating the zoning designations of areas within the City boundaries as well as those within the sphere of influence. The zoning map is regularly updated to reflect any zone changes. Another attachment is a copy of the Municipal Code describing the different zoning districts (Municipal Code Chapter 17.20 and Municipal Code Chapter 17.25), and a Land Use Table listing the various uses allowed within specific zoning districts.

- b) The present and probable need for public facilities and services in the area.

There is considerable interest from property owners, especially in the southern sphere area to develop their properties with subdivisions with densities in the range of four dwelling units per acre (7,000 square foot lots). Currently, the City requires new developers to install all appropriate utility improvements, such as water and sewer lines/facilities and roads, to service approved projects. In some cases in the south end of the City, those improvements abut, or even pass through sphere areas. The City is in the process of preparing a Master Plan for sewer and water services that will also address extending services within the sphere of influence. The other sphere areas are presently lacking in most basic infrastructure and these areas are typically zoned for very low density residential development in the County and typically are not required to install infrastructures and services upon development. In the northeastern sphere area, there is growing interest from property owners in potential industrial development.

- c) The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

Each development project is assessed on its specific merits as to whether there is sufficient infrastructure capacity to serve it. Location of existing facilities and project location is one of the determining factors. The City has implemented development impact fees to better enable and coordinate expansion of facilities and services. The City is also planning to expand water and sewer facilities with financing of bonds to enhance the City's ability to serve proposed development.

- d) The existence of any social or economic communities of interest in the area.

There are no identified social or economic communities of interest in the sphere areas. Development is very low density, with only two-three dozen residences in each of the roughly five square mile sphere areas.

Attachments:

1. 2005-2009 Implementation Plan for the Adelanto Redevelopment Agency
2. City of Adelanto Urban Water Management Plan, May 1997
3. Ordinance No. 284
4. City and Sphere of Influence Boundaries Map
5. City of Adelanto General Plan Land Use/Zoning/Sphere of Influence Map
6. Municipal Code Chapter 17.20
7. Municipal Code Chapter 17.25
8. Municipal Code Land Use Table

CERTIFICATION

I hereby certify that the statements furnished above and in the attached supplements, exhibits, and documents present the date and information required for this mandatory review to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE: 1/23/07

Nelson Miller

Signature of Official

Nelson Miller

Printed Name

Planning Consultant

Title