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LAFCO  
San Bernardino County

RESOLUTION NO. 2010-01

**A RESOLUTION BY THE BOARD OF DIRECTORS  
OF THE HELENDALE COMMUNITY SERVICES DISTRICT  
REGARDING COMPROMISE ON A SOUTHERN BOUNDARY  
OF ITS SPHERE OF INFLUENCE PENDING BEFORE THE  
LOCAL AGENCY FORMATION COMMISSION**

**BE IT RESOLVED**, by the Board of Directors of the Helendale Community Services District that:

**WHEREAS**, the Helendale Community Services District has initiated proceedings for the designation of its Sphere of Influence with the San Bernardino County Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code;

**WHEREAS**, pursuant to Government Code Section 56425(b), representatives from the Helendale Community Services District, and the City of Victorville met and agreed to establish an acceptable dividing boundary between the Sphere of Influence proposed by the Helendale Community Services District and the Sphere of Influence proposed by the City of Victorville;

**WHEREAS**, pursuant to said discussion, it was agreed that in the spirit of cooperation with a neighboring jurisdiction the Helendale Community Services District would consent to the modified southern boundary as presented by the City of Victorville and ratified by the Victorville City Council as reflected in the map attached hereto as Exhibit "A" and incorporated herein by this reference; and

**WHEREAS**, the Board of Directors of the Helendale Community Services District acknowledges and accepts the authority of the LAFCO Commission in rendering a collective decision in the best interest of the public regarding the

RESOLUTION NO. 2010-01

applications pending before the Commission and the compromise presented herein as Exhibit "A"

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Helendale Community Services District that, based upon its good faith reliance on all of the above, the HCSD will hereby consent to LAFCO's determination regarding the establishment of a southern boundary in the manner set forth in the map attached hereto as Exhibit "A" and incorporated herein by this reference, as provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 commencing with Section 56000 of the California Government Code.

**BE IT FURTHER RESOLVED**, that the Clerk of the Board of the Helendale Community Services District is hereby authorized and directed to transmit to the Executive Officer of the Local Agency Formation Commission a certified copy of this Resolution.

\*\*\*\*\*

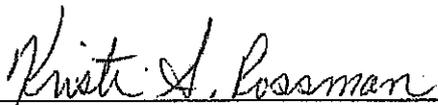
**PASSED AND ADOPTED** by the Board of Directors of the Helendale Community Services District at the regular meeting held on this 7<sup>th</sup> day of January, 2010, by the following vote:

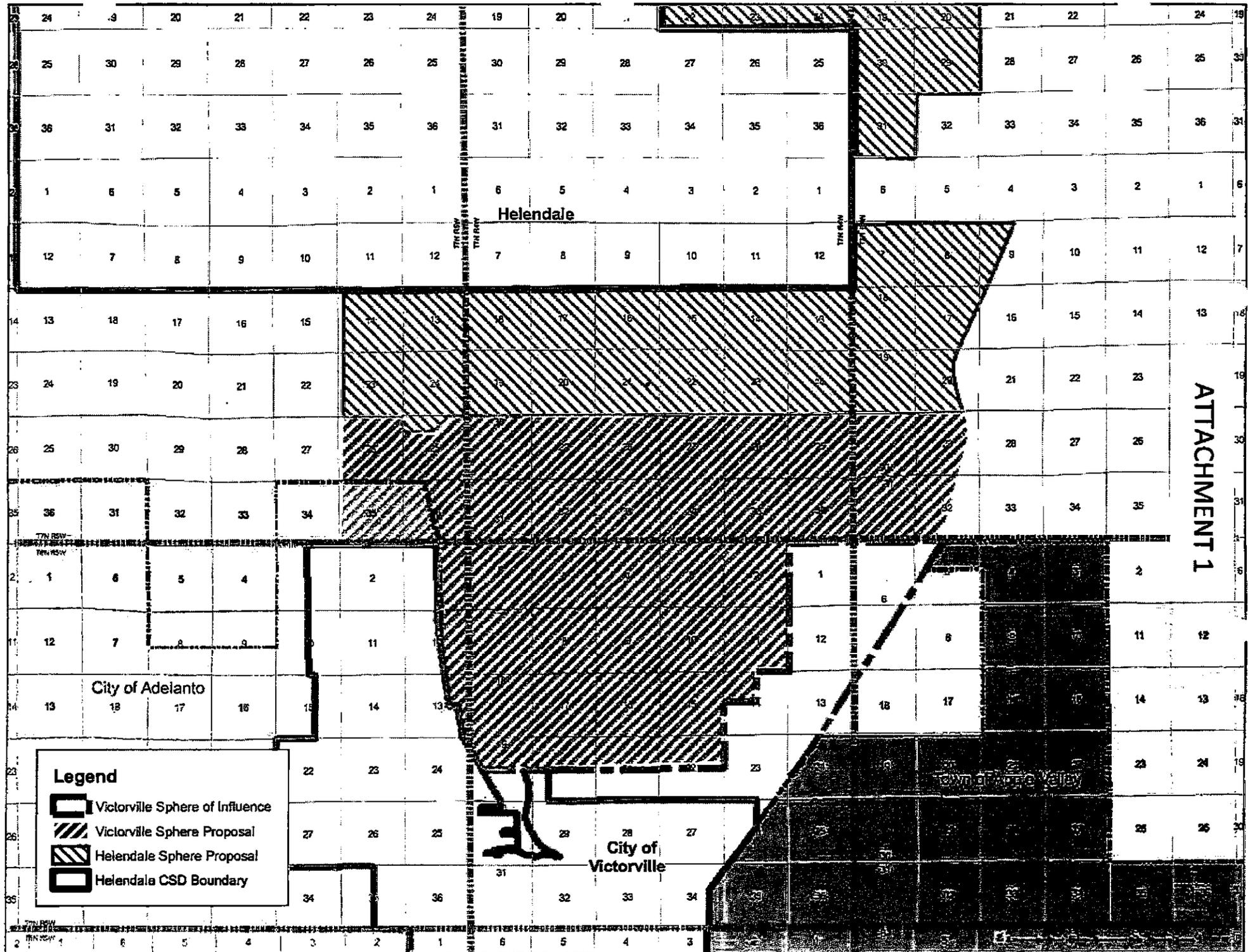
Ayes: 5  
Noes: 0  
Absent: 0  
Abstain: 0

Approved:

  
\_\_\_\_\_  
H. James Keoshkerian, President

Attest:

  
\_\_\_\_\_  
Kristi S. Rossman, Clerk of the Board



**Legend**

-  Victorville Sphere of Influence
-  Victorville Sphere Proposal
-  Helendale Sphere Proposal
-  Helendale CSD Boundary



# Helendale Community Services District

---

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9-17-2009

Kathleen Rollings-McDonald  
LAFCO  
215 North D Street, Ste 204  
San Bernardino, CA 92415

RE: Helendale Sphere of Influence

Dear Ms. McDonald,

On August 17, 2009, Helendale CSD representatives met with the City Manager, Deputy City Manager and Development Director of Victorville regarding their proposal of a compromise on the southerly boundary of the Helendale proposed sphere of influence.

We were advised that Victorville staff would present this information to their Council at the regularly scheduled meeting on August 18, 2009. It was also agreed that it would be presented to the Board of Directors for the Helendale CSD at the Board meeting held August 20, 2009.

In the spirit of cooperation the Helendale CSD Board of Directors agreed to the southerly boundary proposed by the City of Victorville with reservation. The colored map provided by Victorville is attached for your information.

It continues to be the opinion of the Board that the current County zoning for the river corridor is more consistent with the character of the community. Victorville's pre-zoned land use for this area is of concern. This pre-zoning was adopted in their recent General Plan amendment. It would be the District's preference to have the area represented by FP-5, Helendale Fire Protection Zone within the sphere of the Helendale CSD and under County land use authority. However, we will agree to the compromise on the southerly boundary and allow the LAFCO staff and Commissioners to determine the disposition of the balance.

We acknowledge Victorville's desire to be able to control the property north of the Southern California Logistics Airport, owned by the Victor Valley Economic Development Authority, a joint powers authority made up of the County and cities in the area.

Respectfully,

A handwritten signature in black ink, appearing to read "Kimberly Cox".

Kimberly Cox  
General Manager

# Helendale CSD Sphere Amendment Municipal Service Review San Bernardino County

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Prepared for:

Helendale Community Services District  
26719 Vista Road, Suite 5  
Helendale, California 92342  
(760) 951-0006

August 15, 2008

Revised: December 18, 2008

SRHA Job # 1185

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## EXECUTIVE SUMMARY

This report provides a comprehensive assessment of public service delivery capabilities of the Helendale Community Services District (CSD) to serve areas inside the proposed sphere of influence (SOI) area to the south, east, and west of its present jurisdictional boundaries. This report is submitted to the County of San Bernardino Local Agency Formation Commission (LAFCO) as per the requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Section 56430. Helendale CSD is located generally northerly of the communities of Victorville, Adelanto and Apple Valley and southwesterly of the community of Barstow. The existing CSD comprises about 93 square miles in area, which taken together with the proposed sphere expansion results in a total area of 203 square miles.

### Existing Services

Helendale CSD currently provides a limited number of services to property owners within its jurisdiction including water, sewer, solid waste disposal, parks and recreation, street lighting and graffiti abatement. The County and various special districts provide many other services to the area, including general government, community development, fire and paramedic, police, library, regional parks and recreation, animal control, road maintenance, health and welfare, and flood control. Public schools are provided by the Helendale School District, Victor Valley Union High School District, and Adelanto School District. These services will not be affected by the proposed SOI expansion.

### Service Delivery Capacity

Based on an analysis of current service delivery capacities and organizational capabilities, the CSD is in a position to handle additional demand from the proposed sphere establishment and projected demographic growth within the proposed sphere. As development occurs, sewer and water services will be extended to vacant areas in the SOI through development impact fees (DIFs) or connection charges. This will ensure that services are adequately provided and development pays for itself. Additionally, the CSD plans to share its park and recreation facilities with the Helendale School District (HSD) to help district schools that are lacking such facilities, and in turn, potentially benefit from cooperation in its park maintenance costs.

### Area Specific Issues

Helendale CSD is largely rural and low density in nature. It is located in the center of a valley and features many preserved riparian zones along or near the Mojave River. Also, there is a great deal of land within the proposed sphere that is held by the Bureau of Land Management (BLM). Nearly 110 square miles of the total proposed sphere of influence is owned by the BLM, which represents 53.7 percent of the total area in the sphere. Due to this concentration of federally held lands, development in the proposed SOI is limited. It is the desire of Helendale CSD that the natural resources in the SOI are preserved and future growth is compatible with the surrounding environment. The establishment of a Sphere of Influence (SOI) will allow Helendale to expand its role in the service delivery for land neighboring the existing CSD boundary. While the CSD does not have direct land use authority, it nevertheless can influence the character and level of development in the sphere area by organizing public support for defining and establishing a community plan in coordination with the County of San Bernardino.

# CHAPTER 1 INTRODUCTION

## 1.1 Purpose of the Study

In response to California's rapid growth, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 granted Local Agency Formation Commissions (LAFCOs) the responsibility to oversee agency and municipal expansion in California. Under Section 56430 of this Act, LAFCOs are required to produce a Municipal Service Review (MSR), which provides a comprehensive assessment of public services when an agency or municipality proposes a Sphere of Influence (SOI) adjustment. MSRs must address the following factors:

- Growth and population projections for the affected area
- Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies
- Financial ability of agencies to provide services
- Status of, and opportunities for, shared facilities.
- Accountability for community service needs, including governmental structure and operational efficiencies.
- Any other matter related to effective or efficient service delivery, as required by commission policy<sup>1</sup>

This study will examine all of the previous factors in assessing Helendale Community Services District's proposed Sphere of Influence (SOI) expansion.

## 1.2 Approach and Methodology

In conducting this Municipal Service Review, interviews have been held with HCSD staff to develop the proposed Sphere of Influence (SOI) boundary, to gain information on current public infrastructure, and to evaluate public service requirements. Staff at the County of San Bernardino has assisted in developing project area maps, providing land use information, and baseline demographic information. The Bureau of Land Management has also provided information on the acreage and geography of federally owned lands in the area. This information has been evaluated to determine the ability of the HCSD to deliver certain public services to the proposed SOI area. In addition, LAFCO staff has provided assistance in understanding their procedures and policies for the SOI establishment process.

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<sup>1</sup> Guide to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Prepared by the Assembly Committee on Local Government. December 2007

### **1.3 Organization of Report**

The municipal service review is organized as follows:

- Chapter 2 provides a description of the project area, a brief background of the Helendale Community Services District (HCSD), and a presentation of the proposed Sphere of Influence (SOI) boundary.
- Chapter 3 presents a forecast of population and demographics for the SOI. It also includes a land use analysis based upon the planned developments in the area and land use descriptions in the County of San Bernardino General Plan.
- Chapter 4 analyzes public service delivery currently inside the HCSD and for the proposed SOI expansion area.
- Chapter 5 is a financial review of the HCSD
- Chapter 6 provides an evaluation of opportunities for shared facilities with other governments
- Chapter 7 discusses the current governmental structure and analyzes future opportunities for operational efficiencies in the HCSD

## **CHAPTER 2 PROJECT DESCRIPTION**

### **2.1 Project Area Description**

Helendale Community Services District (HCSD) is located generally northerly of the communities of Victorville, Adelanto and Apple Valley and southwesterly of the community of Barstow. It comprises 93 square miles in area. The purpose of this study is to prepare a municipal service review for the establishment of a sphere of influence with territory included beyond the Helendale CSD's existing boundary.

### **2.2 Background**

Helendale originally was formed as a way station on the Santa Fe Railroad in the 1880s. In 1926, the transcontinental highway, Route 66, opened in the community. In the 1960s, construction began on a master-planned, resort style subdivision that would feature two man-made lakes and a twenty-seven hole golf course. This development, called Silver Lakes, now represents the highest concentration of population in the HCSD. When Silver Lakes was first constructed, water and sewer services were the responsibility of the housing developer.

In 1971, landowners and the developer requested that water and sewer services be managed by the government. As a result, CSA 70 Zones B and C were created to assume the operation and maintenance of the existing water and sewer infrastructure in Silver Lakes. From 1971 until 2006, CSA 70 Zones B and C were managed by the Special Districts Department at the County of San Bernardino.

In 2006, Helendale residents desired to have more local control over the existing water and sewer systems, and lobbied to establish a Community Services District. Helendale Community Services District was approved by the San Bernardino County Local Agency Formation Commission on June 21, 2006. The proposal was approved by the voters of the community during the November 2006 election. Along with water and sewer, the HCSD has also taken on the responsibility of parks and recreation services, street lighting, solid waste disposal, and graffiti abatement.

### **2.3 Development of Helendale Community Services District Boundary**

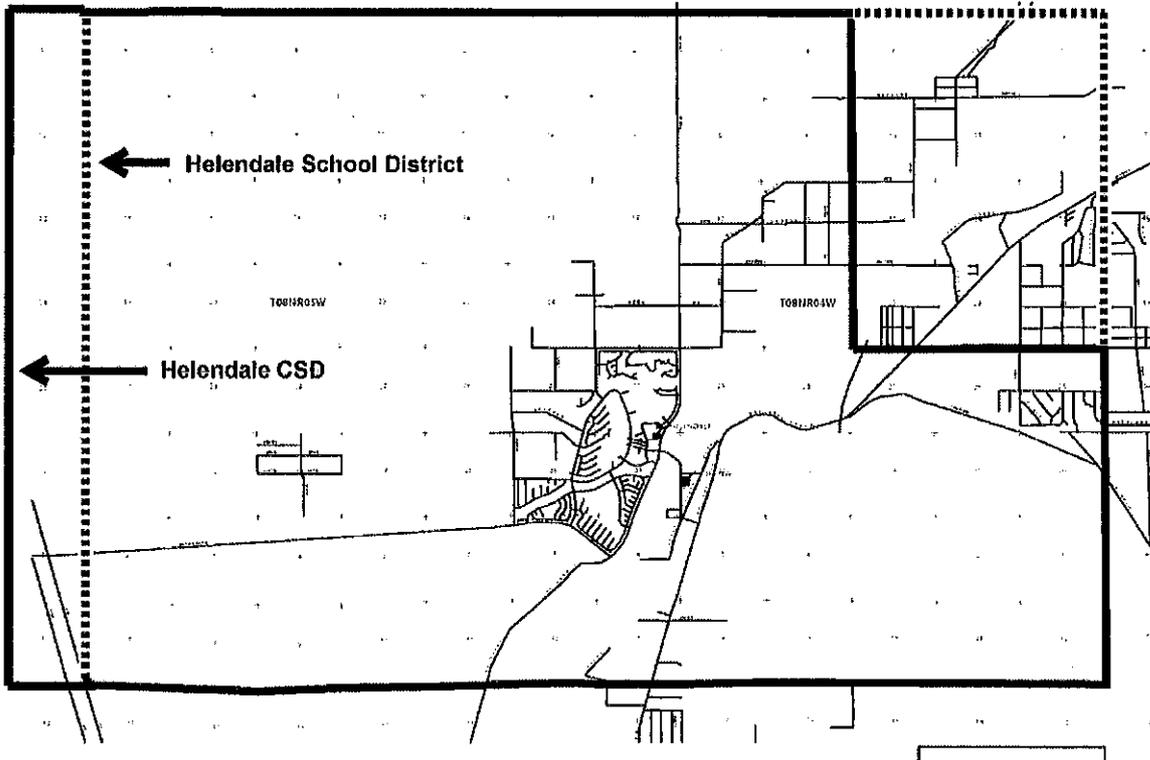
When the HCSD was established, the boundary was created to resemble the service area of the Helendale School District. There are some areas where the HCSD boundary was not coterminous with the school district. As shown in Figure 2-1, parcels in the northeast corner of the school district service area were excluded from HCSD because these properties included agricultural areas under Williamson Act contracts. In addition, the western boundary of HCSD lies one mile west of the Helendale School District.

At the time that HCSD was created, the Community Services District's sphere of influence was not established. Presently, Helendale CSD envisions a Sphere of Influence (SOI) that is coterminous with the boundary of the San Bernardino County Fire Protection District Service Zone FP-5, which is a special tax area identified for Helendale that was created under the recent reorganization of fire districts in San Bernardino County. It is also referred to as Service Zone FP-5. Figure 2-2 displays the existing HCSD boundary and the existing boundary of Service Zone FP-5. The Service Zone FP-5 boundary was selected as the initial definition of the proposed SOI because it is largely coterminous within the watershed drainage area surrounding the existing Helendale CSD. In addition, it is an existing boundary that serves the area.

The boundary of Service Zone FP-5 encompasses nearly all of the Helendale CSD, with the exception of the western boundary of the Community Services District. As is exhibited in Figure 2-2, the HCSD boundary extends one mile east of Service Zone FP-5 along the western edge of the fire protection district's boundary.

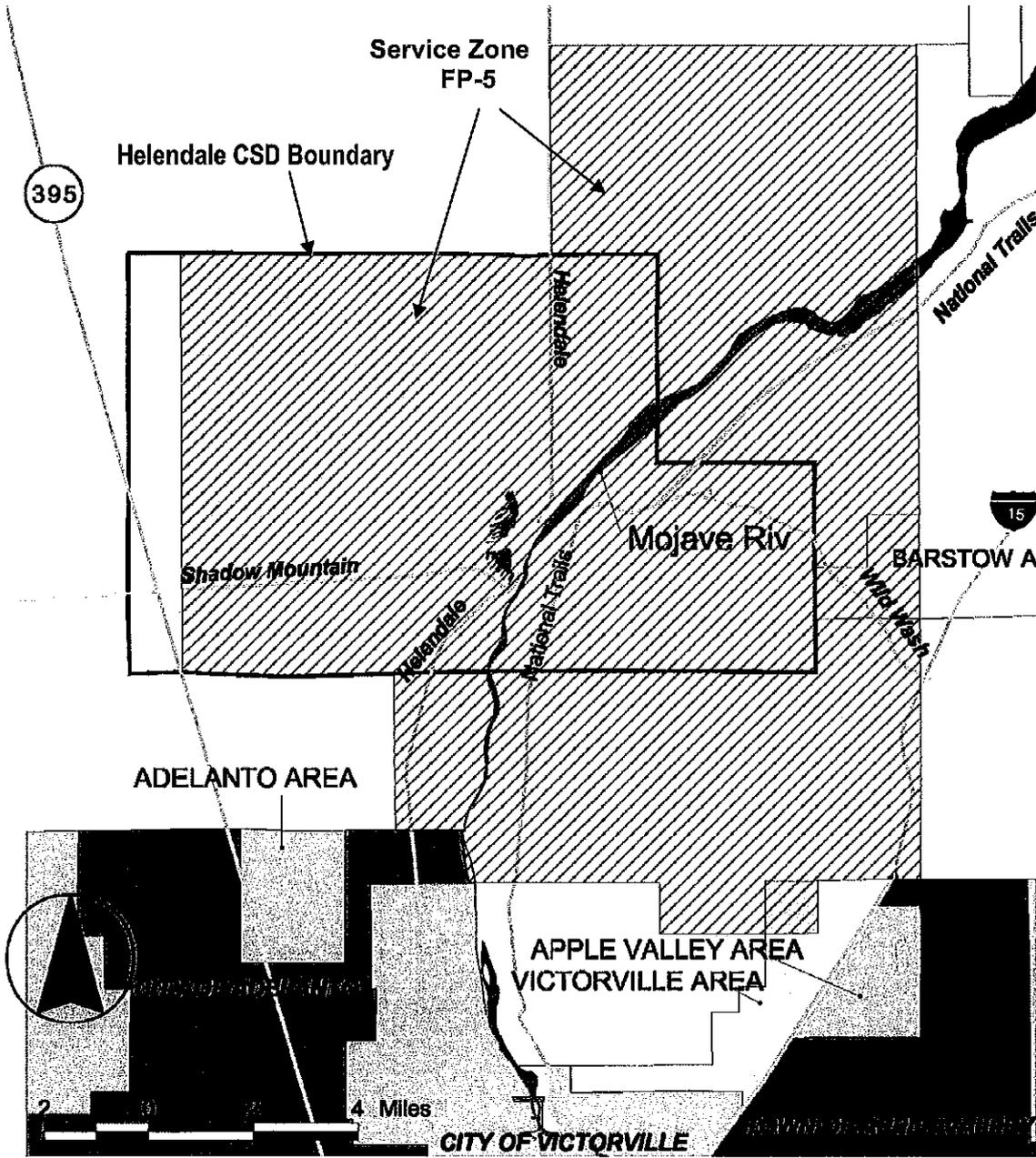
In order to make the HCSD sphere consistent with existing city spheres, adjustments were made to avoid overlaps with the spheres for the City of Barstow and the City of Victorville where they encroached into the Service Zone FP-5 boundary. As shown in Figure 2-3, this can be seen along the eastern side of the Service Zone FP-5 boundary for a small portion of Barstow's sphere and along the southeastern portion of the boundary where a small portion of Victorville's sphere boundary encroaches into Service Zone FP-5. Also, the proposed SOI was adjusted so that it does not traverse east of Interstate 15, but instead follows the centerline of Interstate 15 in the southeast portion of Service Zone FP-5. As shown in Figure 2-2, there is a small triangular section of land north of Wild Wash Road that extends to I-15. This area is just south of Barstow's sphere, but is outside the Service Zone FP-5 boundary. It is also recommended for inclusion within the proposed SOI boundary, as it is directly north of the I-15 interchange at Wild Wash Road and will allow more freeway frontage for the CSD.

**Figure 2-1**  
**Helendale Community Services District and School District Boundary Map**



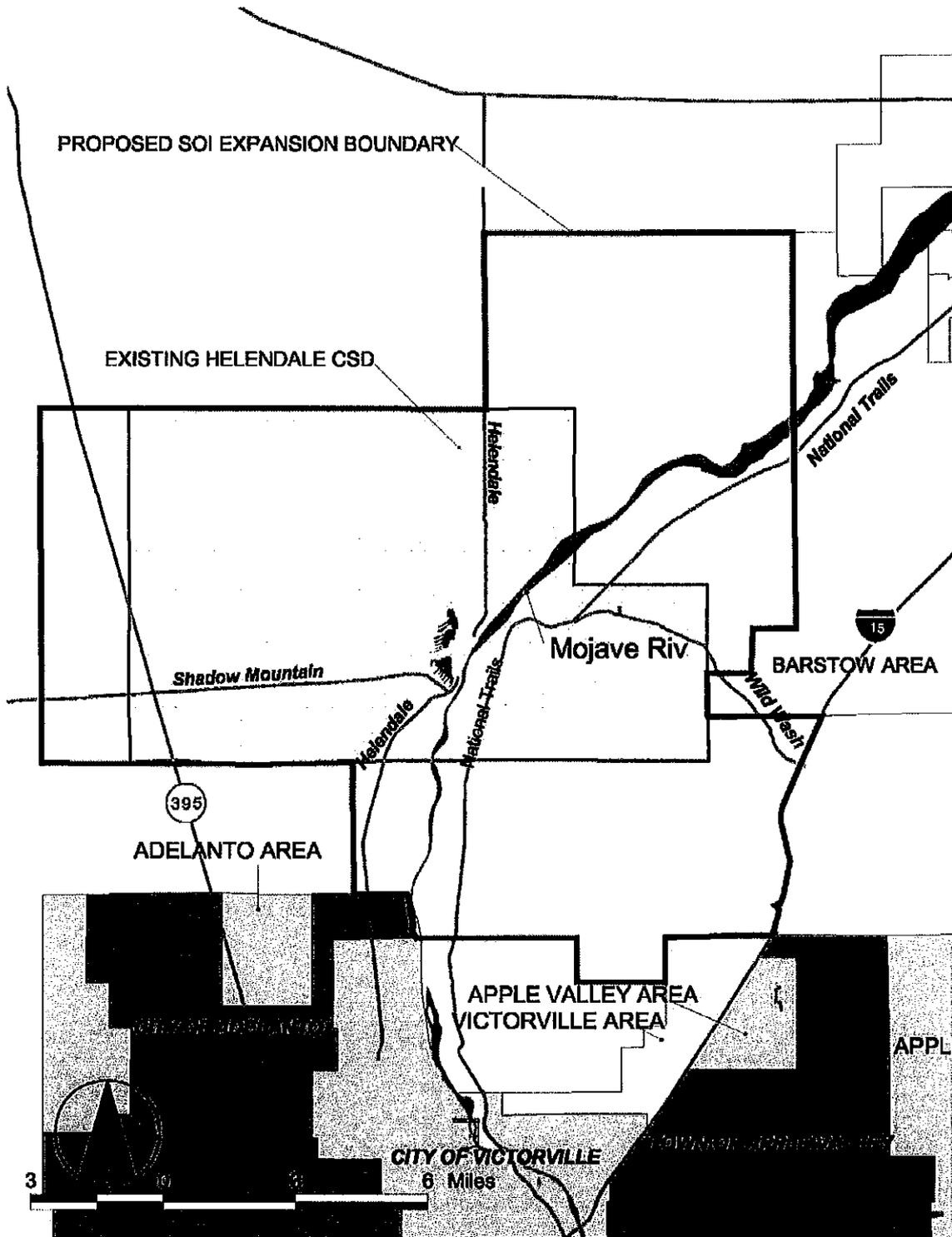
Sources: Stanley R. Hoffman Associates, Inc.  
San Bernardino County Superintendent of Schools  
Helendale Community Services District

Figure 2-2  
 Helendale Community Services District and Service Zone FP-5



Source: Stanley R. Hoffman Associates, Inc.

Figure 2-3  
 Helendale Community Services District and Proposed Sphere of Influence



Source: Stanley R. Hoffman Associates, Inc.

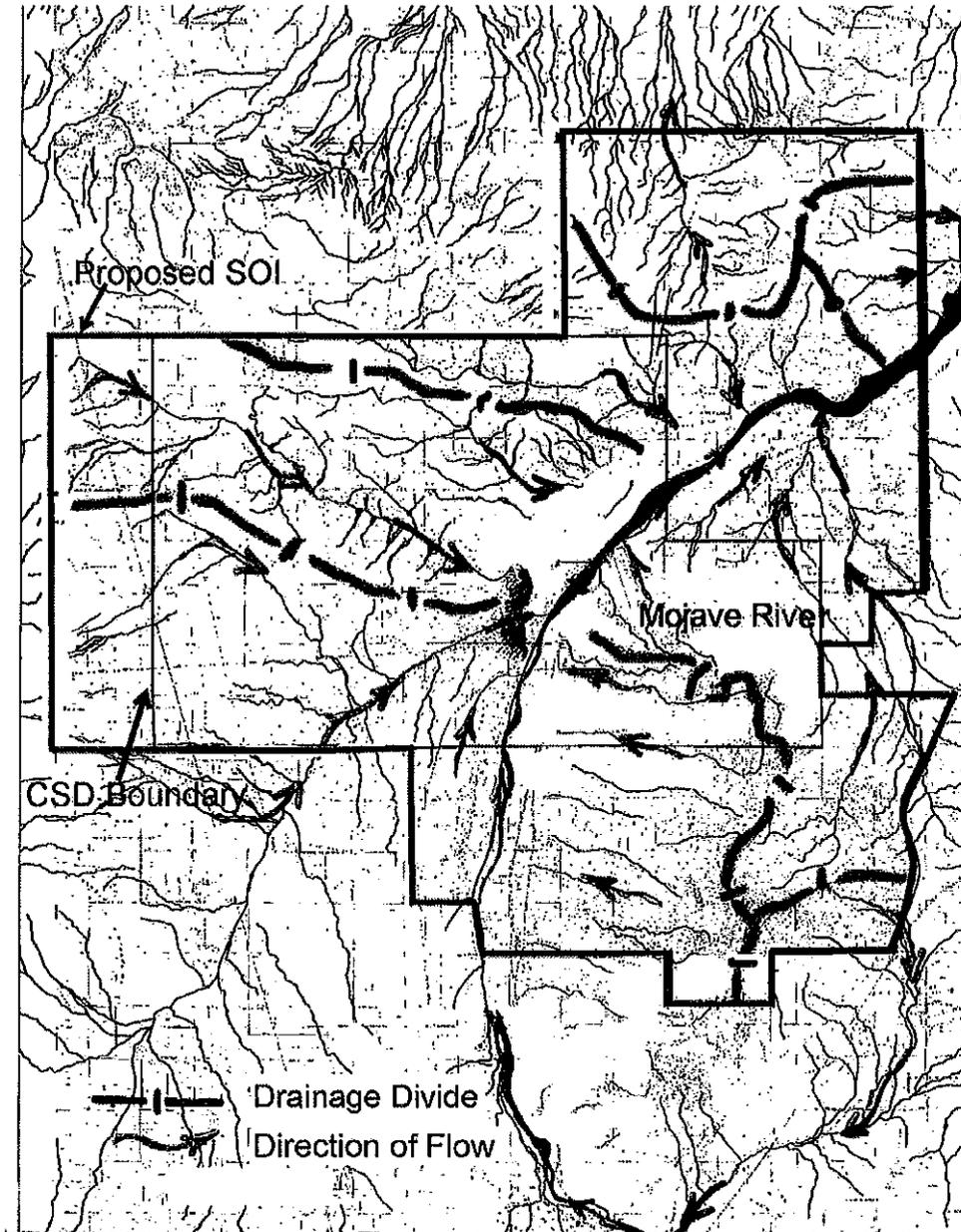
## 2.4 Justification for Proposed SOI Establishment

The current Helendale CSD is largely rural and low density in nature. It is located in the center of a valley and features many preserved riparian zones along or near the Mojave River. Drainage in the southern, western and eastern portions of the proposed Sphere of Influence generally flows in the direction of the Mojave River. One exception to this is in a small portion of the northern areas of the Sphere, where drainage flows north away from the River. Figure 2-4 depicts general drainage features in the proposed Sphere area.

Helendale also features picturesque views of Quartzsite Mountain, and a large concentration of open space areas. In fact, 38,785 acres, which is nearly 65 percent of all land in the current Helendale CSD, is zoned as Resource Conservation by the County of San Bernardino. Many of these areas are federally protected and stewarded by the Bureau of Land Management (BLM). It is estimated that at present there exists a total of 69,971 acres of BLM areas in the total proposed SOI or 53.7 percent of total land. The existing CSD includes 33,275 acres of BLM areas or 55.6 percent of the total land, while the expansion area in the proposed SOI includes 36,696 acres or 52.2 percent of land in that area. Figure 2-5 displays the location of BLM lands in the proposed sphere. As depicted in this map, the developable land that is available in the proposed sphere of influence is primarily along the Mojave River Corridor. Also, there are many agricultural areas that are protected under Williamson Act contracts in the northeastern portion of the proposed Sphere of Influence. A map of these areas and a table describing each contract is presented in Figure 2-6 and Table 2-1. Williamson Act Parcels are assigned map numbers in Figure 2-6 that correspond to each contract's information in Table 2-1.

It is the intention of Helendale Community Services District to work with the County of San Bernardino Land Use Services Department to retain both the integrity of these natural resources and the County's proposed development pattern. While the CSD does not have direct land use authority, it nevertheless can influence the character and level of development in the sphere area by organizing public support for defining and establishing a community plan in coordination with the County of San Bernardino. The establishment of a Sphere of Influence (SOI) will allow Helendale to expand its role in the preservation of resources surrounding the existing CSD boundary. As development occurs, sewer and water services will be extended to areas through development impact fees (DIFs) or connection charges. If the development areas are outside the CSD's existing boundary, but within the proposed SOI, they will need to be annexed into the existing CSD boundary. This will ensure that services are adequately provided and development pays for itself.

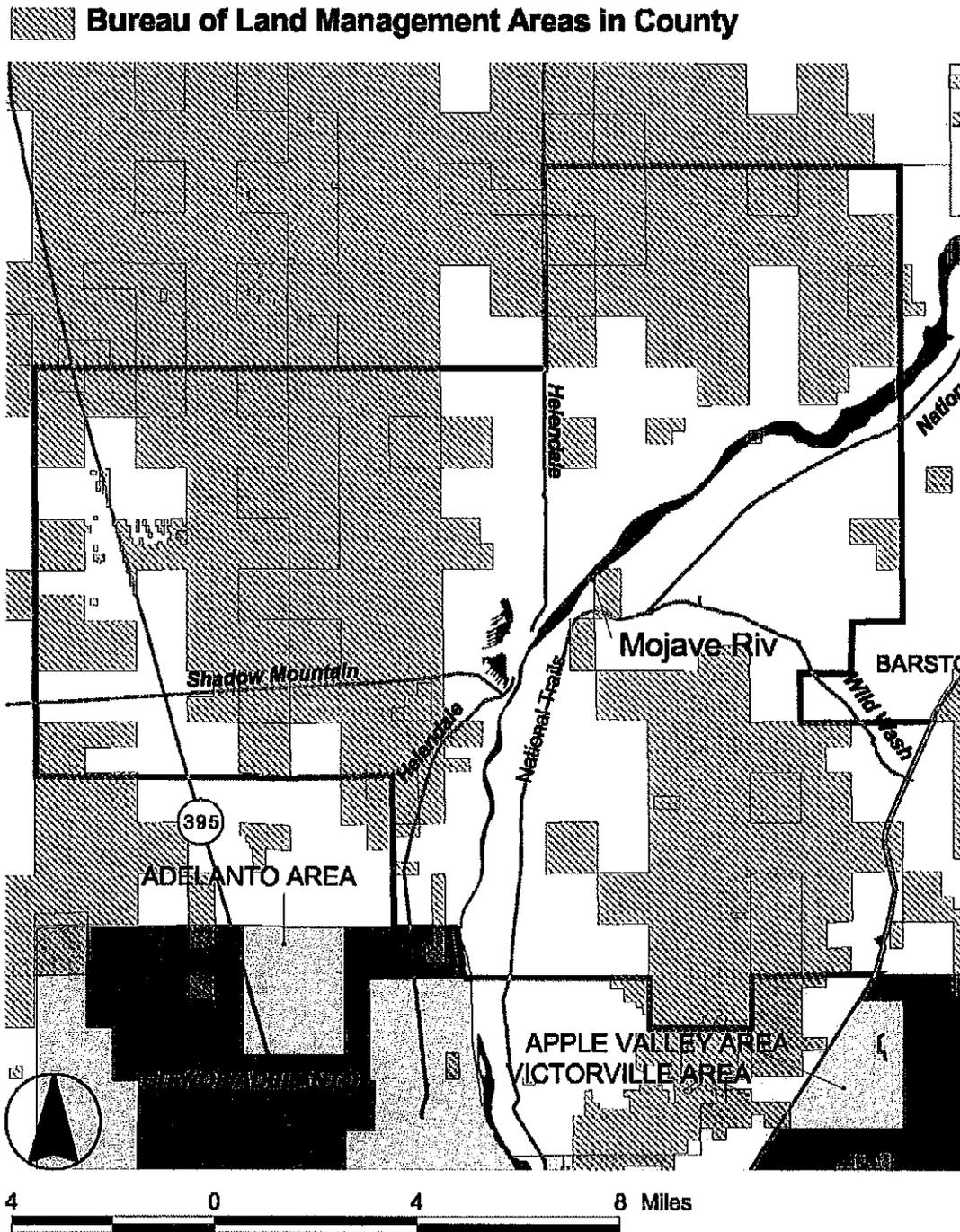
**Figure 2-4**  
**Study Area Drainage Map<sup>1</sup>**  
**Helendale Community Services District and Proposed Sphere of Influence**



1. The drainage map is a preliminary evaluation of the USGS topography, “blue line” stream network prepared for this analysis by the San Bernardino County Flood Control District, and not suitable for engineering design purposes.

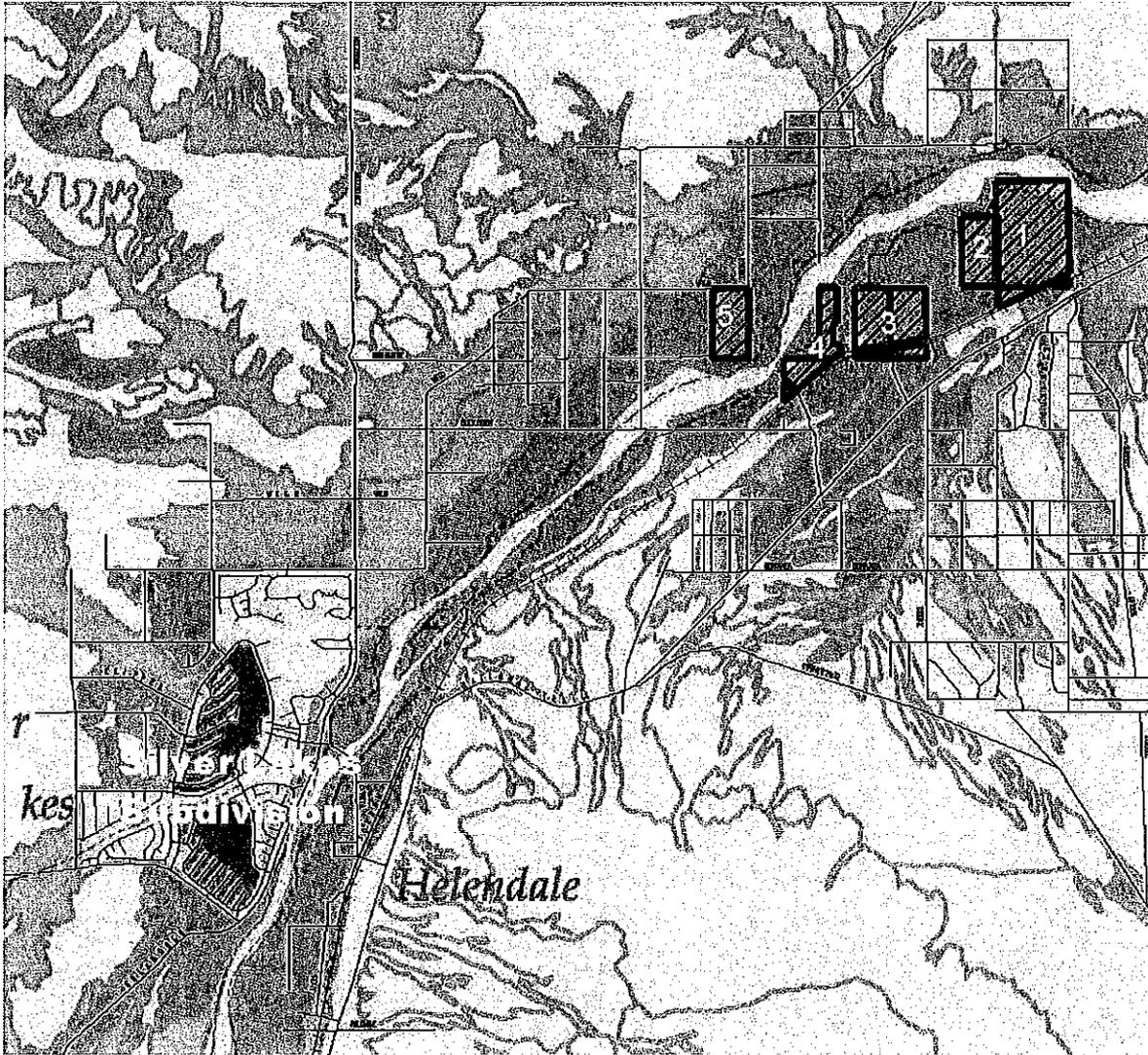
Source: Stanley R. Hoffman Associates, Inc.  
 San Bernardino County Flood Control District

**Figure 2-5**  
**Bureau of Land Management Areas within the Proposed Sphere of Influence**  
**Helendale Community Services District and Proposed Sphere of Influence**



Sources: Stanley R. Hoffman Associates, Inc.  
 United States Department of the Interior, Bureau of Land Management

**Figure 2-6**  
**Agricultural Parcels with Existing Williamson Act Contracts**  
**Proposed Helendale Sphere of Influence**



Source: Stanley R. Hoffman Associates, Inc.  
County of San Bernardino Current Planning Division

**Table 2-1**  
**Agricultural Parcels with Existing Williamson Act Contracts**  
**Proposed Helendale Sphere of Influence**

Map Number	Williamson Act Number	GIS Acreage	APN	Contract Began	Contract Status
1	84-577a	237.33	04-66-041-23 04-66-111-02	2/10/1984	Active
2	84-577c, 68-60	76.23	04-66-041-17	2/10/1984	Active
3	83-566	74.55 74.60	04-66-101-07 04-66-101-06	2/7/1983	Active
4	84-580	38.73 32.64	04-66-101-04 04-66-121-25	1/1/1984	Active
5	84-577b	80.78	04-66-091-17	2/10/1984	Active

Source: Stanley R. Hoffman Associates, Inc.  
County of San Bernardino Parcel Data  
Christney Barilla; Senior Planner, Current Planning, County of San Bernardino

## CHAPTER 3 GROWTH TRENDS AND FORECASTS

### 3.1 Demographic Trends and Growth Projections

An analysis of population, households and employment trends and projections is presented below to help understand the adequacy of current levels of service and impact on services from future growth in the proposed sphere for the Helendale CSD.

#### Historic Trends: 2000 to 2008

Population and household estimates for the proposed sphere for Helendale CSD for the year 2000 are based on Census 2000 block-level data, as shown in Table 3-1. Housing numbers for 2008 are estimated by adding new housing units constructed from 2000 to 2008, obtained from the County of San Bernardino Land Use Development Services Department (LUDS), to the Census 2000 base. Households and household population are then derived by assuming vacancy rates and persons per household to be constant between 2000 and 2008. Table 3-1 also includes population, household and employment statistics for the existing Helendale CSD and the proposed expansion areas that together comprise the proposed Helendale SOI study area.

- As shown in Table 3-1, Part C, population within the proposed sphere area is projected to have grown from 5,317 in 2000 to 6,876 in 2008, a 29 percent increase.
- The existing Helendale CSD is estimated to comprise nearly 87 percent of the household population within proposed SOI study area in 2008.
- Housing units in the area grew from 2,472 in 2000 to 3,210 in 2008 from the construction of 738 new units, as shown in Table 3-1, Part C. About 94 percent of these units were built within the existing Helendale CSD. Figure 3-1 displays this growth geographically.
- In 2000, a total of 2,093 households (or occupied housing units) were estimated in the sphere, resulting in a household vacancy rate of about 15.3 percent. Keeping this vacancy rate constant over the 2000 to 2008, a total of 2,718 households were estimated in 2008.
- The range for persons per household over the 2000 to 2008 was estimated at 2.52 to 2.53 based on the Census 2000 block data.
- Employment in 2000 was estimated at 435 jobs using establishment-level data from the California Employment Development Department (EDD), as shown in Table 3-1, Part C.
- Employment forecasts based on traffic analysis zones (TAZs) provided by the Southern California Association of Governments (SCAG) indicates jobs growing at an annual average growth of 5.6 percent between 2003 and 2010 for a selection of TAZs comprising an area slightly larger than the proposed sphere, as shown in the Appendix A,
- Applying the above growth rate to employment estimates for the year 2000 results in a projected 2008 base of 673 jobs in the study area of which nearly 87% fall within the existing Helendale CSD.

**Table 3-1**  
**Historic Demographic and Employment Trends: 2000 to 2008**  
**Proposed Helendale Sphere of Influence**

	2000 <sup>1</sup>	2008	Growth <sup>2</sup> 2000 to 2008	AAGR 2000 to 2008
<b>A. Helendale Existing CSD</b>				
Population	4,518	5,968	1,450	4.1%
Group Quarter Population	6	6	0	
Household Population	4,512	5,962	1,450	4.1%
Housing Units <sup>2</sup>	2,160	2,854	694	4.1%
Households	1,836	2,426	590	4.1%
Vacancy	15.0%	15.0%	15.0%	
Persons per Household	2.46	2.46		
Employment <sup>3</sup>	377	583	206	5.6%
Jobs per Household	0.21	0.24		
<b>B. Proposed Expansion Areas</b>				
Population	799	909	110	1.9%
Group Quarter Population	21	21	0	
Household Population	778	888	110	1.9%
Housing Units <sup>2</sup>	312	356	44	1.9%
Households	257	293	36	1.9%
Vacancy	17.6%	17.6%	17.6%	
Persons per Household	3.03	3.03		
Employment	58	90	32	6.4%
Jobs per Household	0.23	0.31		
<b>C. Total Proposed Helendale SOI<sup>4</sup></b>				
Population	5,317	6,876	1,559	3.7%
Group Quarter Population	27	27	0	
Household Population	5,290	6,849	1,559	3.8%
Housing Units <sup>2</sup>	2,472	3,210	738	3.8%
Households	2,093	2,718	625	3.8%
Vacancy	15.3%	15.3%	15.3%	
Persons per Household	2.53	2.52		
Employment <sup>3</sup>	435	673	238	5.6%
Jobs per Household	0.21	0.25		

1. Population, housing units and households data for 2000 based on Census 2000 block level data; employment based on EDD data.

2. 2000-2008 housing growth data based on information provided by the County of San Bernardino Land Use Development Services Department.

3. Employment base for 2008 estimated applying SCAG's area-wide growth rate forecasts of 5.6 percent from 2003 to 2035 to the estimated EDD jobs in 2000.

4. Total number of households, household population and employment for the total SOI is a sum of the existing CSD and the proposed expansion areas.

Source: Stanley R. Hoffman Associates, Inc.

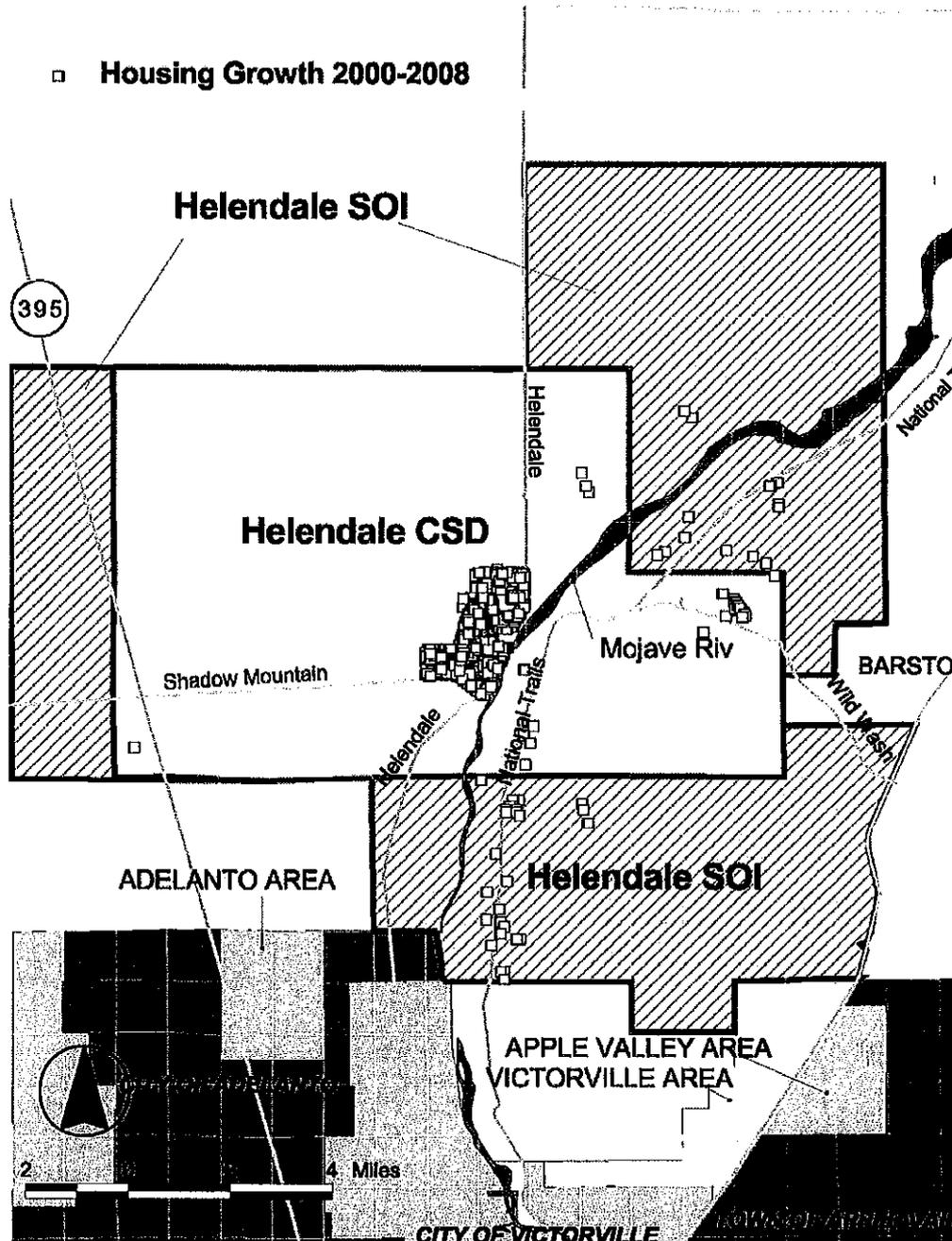
U.S. Bureau of the Census, 2000 Block data.

County of San Bernardino Land Use Development Services Department.

California Employment Development Department (EDD)

Southern California Association of Governments (SCAG) RTP 2008

**Figure 3-1**  
**Housing Units: 2000 to 2008**  
**Proposed Helendale Sphere of Influence**



Source: Stanley R. Hoffman Associates, Inc.  
 County of San Bernardino Land Use Development Services Department

### Growth Projections: 2008 to 2035

As shown in Table 3-2, population, household and employment projections for the proposed sphere are presented from 2008 to 2035 based on projection forecasts at the Traffic Analysis Zone (TAZ) level provided by SCAG. Growth rates obtained from a selection of TAZs comprising an area slightly larger than the sphere, as shown in Appendix A, Figure A-1, were applied to the 2008 population, household and employment base, as shown previously in Table 3-1. Also, presented in Table 3-2 is the distribution of growth for the existing Helendale CSD and the proposed expansion areas that together constitute the proposed Helendale SOI study area.

- As shown in Table 3-2, Part C, population in the proposed sphere area is estimated to grow from 6,876 in 2008 to 24,086 in 2035 at an annual average growth rate of 4.8 percent.
- According to the SCAG forecasts, housing units are estimated to grow at a similar rate as households. Housing units are projected to grow from 3,210 in 2008 to 11,457 in 2035, at an annual average growth rate of 4.8 percent, and households are projected to grow from 2,718 in 2008 to 9,701 in 2035 at an annual average growth rate of 4.8 percent.
- The average household size in the sphere is estimated by SCAG to decline from 2.52 in 2008 to 2.48 in 2035.
- Employment in the sphere is estimated to increase at annual average growth rate of 4.7 percent from 673 in 2008 to 2,312 in 2035.
- The average jobs-per-household ratio in the sphere is projected to remain relatively stable from 0.25 in 2008 to 0.24 in 2035.
- Projected growth for the existing Helendale CSD is estimated to constitute around 86 to 88 percent of population, housing and employment growth within the proposed SOI between 2008 and 2035.

**Table 3-2**  
**Demographic and Employment Projections: 2008 to 2035**  
**Proposed Helendale Sphere of Influence**

	2008	2035	Growth 2008 to 2035	AAGR 2008 to 2035 <sup>1</sup>
<b>A. Helendale Existing CSD <sup>2</sup></b>				
Population	5,968	20,903	14,935	4.8%
Group Quarters	6	6	0	0.0%
Household Population	5,962	20,897	14,935	4.8%
Housing Units	2,854	10,187	7,333	4.8%
Households	2,426	8,659	6,233	4.8%
Vacancy <sup>3</sup>	15.0%	15.0%		
Persons per Household	2.46	2.41		
Employment	583	2,004	1,421	4.7%
Jobs per Household	0.24	0.23		
<b>B. Proposed Expansion Areas <sup>2</sup></b>				
Population	909	3,183	2,274	4.8%
Group Quarters	21	21	0	0.0%
Household Population	888	3,162	2,274	4.8%
Housing Units	356	1,271	915	4.8%
Households	293	1,042	749	4.8%
Vacancy <sup>3</sup>	17.6%	18.0%		
Persons per Household	3.03	3.03		
Employment	90	308	219	4.7%
Jobs per Household	0.31	0.30		
<b>C. Total Proposed Helendale SOI <sup>2</sup></b>				
Population	6,876	24,086	17,209	4.8%
Group Quarters	27	27	0	0.0%
Household Population	6,849	24,059	17,209	4.8%
Housing Units	3,210	11,457	8,247	4.8%
Households	2,718	9,701	6,983	4.8%
Vacancy <sup>3</sup>	15.3%	15.3%		
Persons per Household	2.52	2.48		
Employment	673	2,312	1,639	4.7%
Jobs per Household	0.25	0.24		

1. Annual average growth rate based on SCAG RTP 2008 forecasts from 2005 to 2035 at the TAZ level for an area slightly larger than the proposed Helendale sphere expansion area.
2. 2035 projections for the Helendale CSD and proposed sphere expansion is estimated based on applying the SCAG growth rates from 2005 to 2035 to the 2008 base estimate.
3. Vacancy held constant at 2008 levels, as derived from Census 2000.

Source: Stanley R. Hoffman Associates, Inc.  
Southern California Association of Governments (SCAG) RTP 2008.  
County of San Bernardino Land Use Development Services Department.

### **3.2 General Plan Buildout Analysis**

A separate analysis of build-out potential within the proposed SOI study area is presented as a comparison to the SCAG-related growth projections. The build-out residential and non-residential capacities are estimated from the adopted County of San Bernardino General Plan (GP) land use designations of parcels within the study area, and further broken down by the existing CSD and the expansion areas.

- As shown in Table 3-3, the proposed SOI area has an estimated area of 203 square miles, more than twice the size of the existing CSD.
- The distribution of parcels by GP designations indicates that Resource Conservation comprises 68.3 percent of the total proposed SOI, followed by residential uses at 28.3 percent. Commercial uses comprise a very small percentage of the land within the SOI study area.
- Planned land uses are presented geographically in Figure 3-2. For the purpose of presenting BLM lands alongside these uses, it is important to note that BLM areas are designated as Resource Conservation by the County of San Bernardino. From this map, it is estimated that developable lands (General Commercial, Neighborhood Commercial, Rural Commercial, Industry Commercial, Rural Living, Single Residential, Multiple Residential) generally follow the Mojave River, and represent 28.3 percent of the total SOI area.
- Build-out capacities are estimated using floor area ratios (FAR) for non-residential uses and dwelling units per acre factors for residential uses obtained from the adopted County General Plan.
- As shown in Table 3-4, residential capacity for the proposed SOI is estimated at 25,336 units at build-out, of which 67.3 percent of the capacity is estimated within the existing CSD boundaries.
- As discussed previously in Table 3-2, according to data from SCAG, a total of 11,457 residential units are projected for the proposed SOI by 2035 or only 45.2 percent of the General Plan capacity.

**Table 3-3**  
**Distribution of General Plan Land Use Acres**  
**Proposed Helendale Sphere of Influence**

Code	Description	Helendale CSD		Expansion Areas		Total Proposed SOI	
		Acres	Percent	Acres	Percent	Acres	Percent <sup>2</sup>
AG	Agricultural	297	0.5%	878	1.2%	1,175	0.9%
CG	General Commercial	4	0.0%	0	0.0%	4	0.0%
CN	Neighborhood Commercial	45	0.1%	0	0.0%	45	0.0%
CR	Rural Commercial	2	0.0%	0	0.0%	2	0.0%
FW	Floodway	1,186	2.0%	1,833	2.6%	3,019	2.3%
IC	Industry Commerical	106	0.2%	0	0.0%	106	0.1%
RC	Resource Conservation <sup>1</sup>	38,785	64.8%	50,144	71.3%	88,928	68.3%
RC-AP	Resource Conservation	0	0.0%	118	0.2%	118	0.1%
RL	Rural Living	7,167	12.0%	11,948	17.0%	19,115	14.7%
RL-20	Rural Living	226	0.4%	0	0.0%	226	0.2%
RL-40	Rural Living	0	0.0%	891	1.3%	891	0.7%
RL-5	Rural Living	10,183	17.0%	4,544	6.5%	14,728	11.3%
RM	Multiple Residential	104	0.2%	0	0.0%	104	0.1%
RS	Single Residential	1,609	2.7%	0	0.0%	1,609	1.2%
RS-20M	Single Residential	<u>122</u>	<u>0.2%</u>	<u>0</u>	<u>0.0%</u>	<u>122</u>	<u>0.1%</u>
<b>Total</b>		59,836	100.0%	70,356	100.0%	130,193	100.0%
<b>Square Miles</b>		<b>93</b>		<b>110</b>		<b>203</b>	

1. Bureau of Land Management areas are included under Resource Conservation. It is estimated that at present there exist a total of 69,971 acres of BLM areas in the 'total proposed SOI' or 53.7 percent of total land. The existing CSD includes 33,276 acres of BLM areas or 55.6 percent of total land, while the expansion area includes 36,695 acres or 52.2 percent of land in that area.

2. Certain land uses represent less than 0.1% of the total acreage

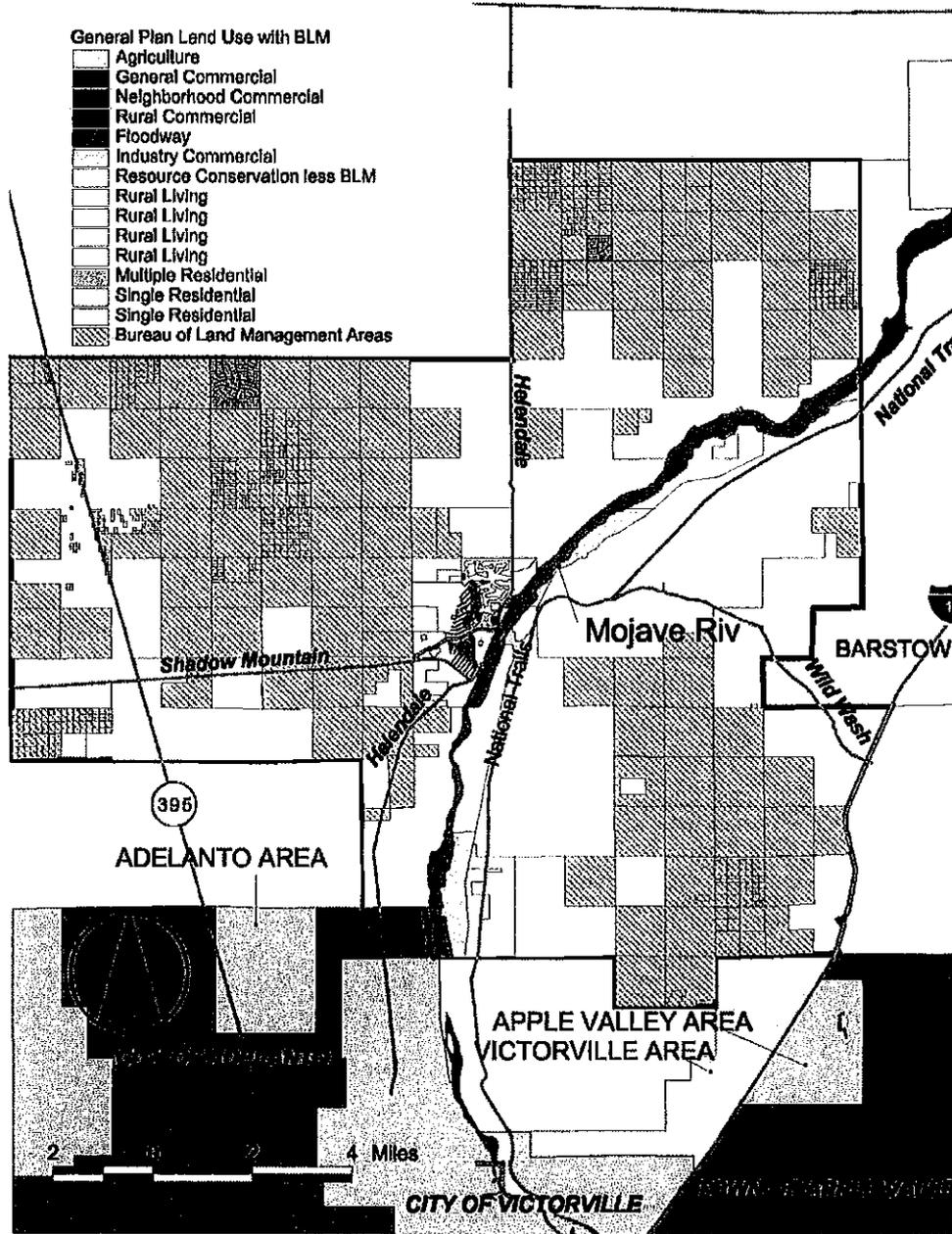
Source: Stanley R. Hoffman Associates, Inc.  
County of San Bernardino Land Use Development Services Dept.

**Table 3-4  
General Plan Build-out Analysis  
Proposed Helendale Sphere of Influence**

Code	Description	Dwelling Units per Acre		Floor Area Ratio		Helendale CSD		Expansion Areas		Total Proposed SOI	
		Units per Acre	Ratio	Housing Units	Non Residential Square Feet	Housing Units	Non Residential Square Feet	Housing Units	Non Residential Square Feet	Housing Units	Non Residential Square Feet
AG	Agricultural	0.10	0.00	30	0	88	0	118	0	0	0
CG	General Commercial	0.00	0.50	0	95,590	0	0	0	0	95,590	0
CN	Neighborhood Commercial	0.00	0.25	0	491,102	0	0	0	0	491,102	0
CR	Rural Commercial	0.00	0.30	0	32,067	0	0	0	0	32,067	0
FW	Floodway	0.00	0.00	0	0	0	0	0	0	0	0
IC	Industry Commercial	0.00	0.40	0	1,848,506	0	0	0	0	1,848,506	0
RC	Resource Conservation	0.03	0.00	970	0	1,254	0	2,223	0	0	0
RC-AP	Resource Conservation	0.00	0.00	0	0	0	0	0	0	0	0
RL	Rural Living	0.40	0.00	2,867	0	4,779	0	7,646	0	0	0
RL-20	Rural Living	0.40	0.00	90	0	0	0	90	0	0	0
RL-40	Rural Living	0.40	0.00	0	0	356	0	356	0	0	0
RL-5	Rural Living	0.40	0.00	4,073	0	1,818	0	5,891	0	0	0
RM	Multiple Residential	20.00	0.00	2,089	0	0	0	2,089	0	0	0
RS	Single Residential	4.00	0.00	6,435	0	0	0	6,435	0	0	0
RS-20M	Single Residential	4.00	0.00	487	0	0	0	487	0	0	0
<b>Total</b>				<b>17,041</b>	<b>2,467,265</b>	<b>8,295</b>	<b>0</b>	<b>25,336</b>	<b>0</b>	<b>2,467,265</b>	<b>0</b>

Source: Stanley R. Hoffman Associates, Inc.  
County of San Bernardino Land Use Development Services Dept.

**Figure 3-2**  
**Land Uses at General Plan Buildout with Bureau of Land Management Areas**  
**Proposed Helendale Sphere of Influence**



Sources: Stanley R. Hoffman Associates, Inc.  
 United States Department of the Interior, Bureau of Land Management

### 3.3 Existing Land Uses

Under the existing land use and based on information obtained from San Bernardino Associated Governments for 2006, 94.4 percent of the land in the proposed SOI is used for open space, owned by the Bureau of Land Management (BLM), or is vacant. BLM acreage specifically totals 69,971 acres in the proposed SOI, which comprises 53.7 percent of the total territory in the sphere. Aside from open space, vacant or BLM owned lands, 2.0 percent of the total proposed SOI is being used as residential and 1.9 percent is being used for agricultural purposes. Less than 1 percent is used for commercial purposes. The remainder of the land is being used for equestrian, industrial, mining, public and utility purposes. Table 3-5 provides a breakdown of existing land uses for areas inside the CSD boundary, the expansion areas of the SOI, and the total proposed SOI. Figure 3-3 presents this data geographically.

**Table 3-5  
Existing Land Uses, 2006  
Proposed Helendale Sphere of Influence**

Existing Land Use	Helendale CSD		Expansion Areas		Total Proposed SOI	
	Acres	Percent	Acres	Percent	Acres	Percent
Agricultural	910	1.5%	1,609	2.3%	2,519	1.9%
Commercial-Retail	1	0.0%	0	0.0%	1	0.0%
Commercial	16	0.0%	0	0.0%	16	0.0%
Equestrian	134	0.2%	0	0.0%	134	0.1%
Industrial	24	0.0%	7	0.0%	31	0.0%
Mining	0	0.0%	127	0.2%	127	0.1%
Open Space	265	0.4%	0	0.0%	265	0.2%
Other	5	0.0%	0	0.0%	5	0.0%
Public	723	1.2%	545	0.8%	1,267	1.0%
Residential - MF	24	0.0%	0	0.0%	24	0.0%
Residential - SF	1,256	2.1%	1,291	1.8%	2,547	2.0%
Utility	387	0.6%	183	0.3%	570	0.4%
Bureau of Land Management <sup>1</sup>	33,275	55.6%	36,696	52.2%	69,971	53.7%
Balance Vacant	22,817	38.1%	29,833	42.4%	52,650	40.4%
Unclassified	0	0.0%	65	0.1%	65	0.1%
	59,836	100.0%	70,357	100.0%	130,193	100.0%
<i>Square Miles</i>	93		110		203	
<b>Land Areas with Improvement (Acres)</b>	2,834	4.7%	2,153	3.1%	4,988	3.8%

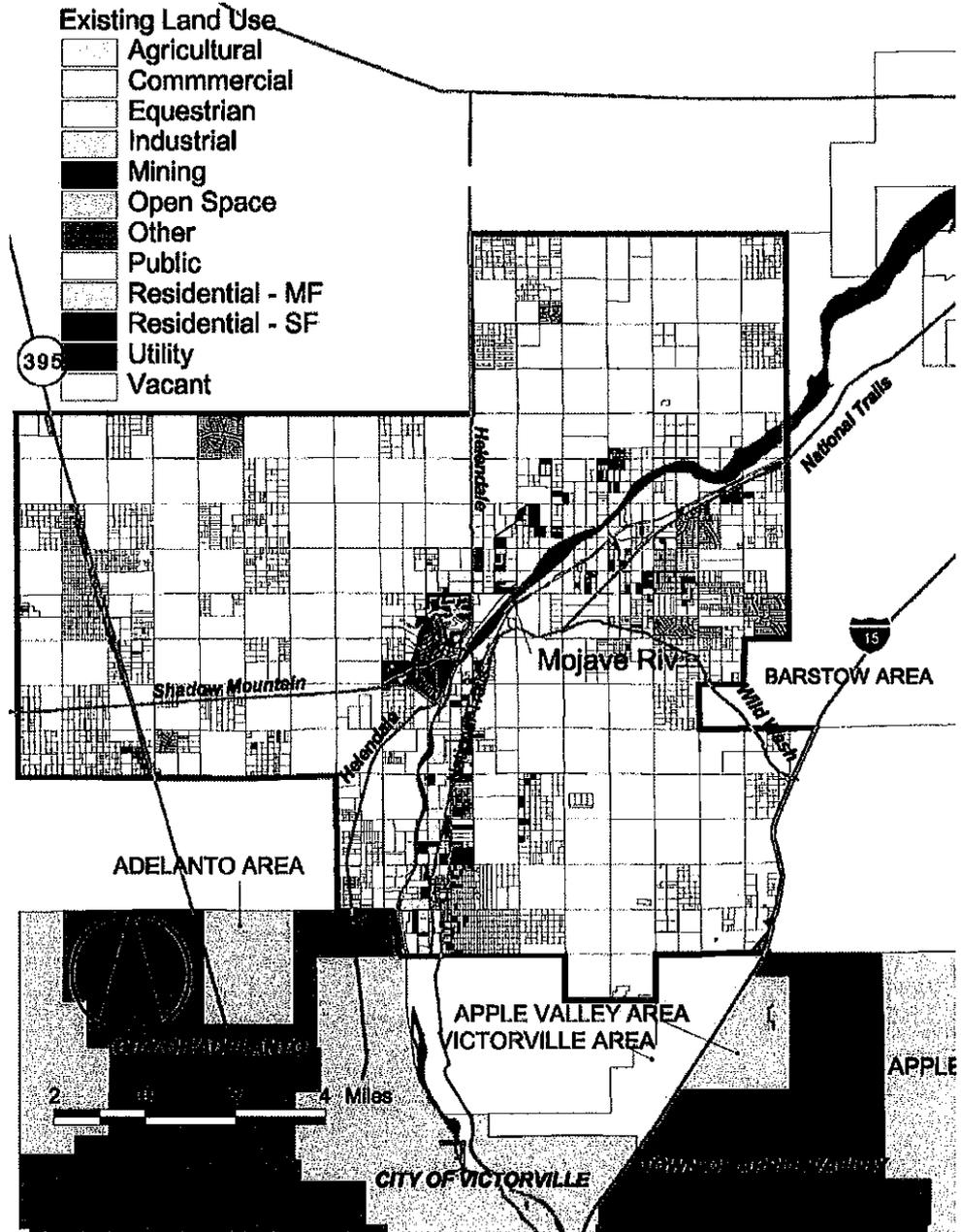
1. Obtained from the United States Department of Interior, Bureau of Land Management.

Source: Stanley R. Hoffman Associates, Inc.

San Bernardino Associated Governments (SANBAG)

United States Department of the Interior, Bureau of Land Management

**Figure 3-3**  
**Existing Land Uses**  
**Proposed Helendale Sphere of Influence**



Sources: Stanley R. Hoffman Associates, Inc.  
 United States Department of the Interior, Bureau of Land Management

### 3.4 Current Development Activity

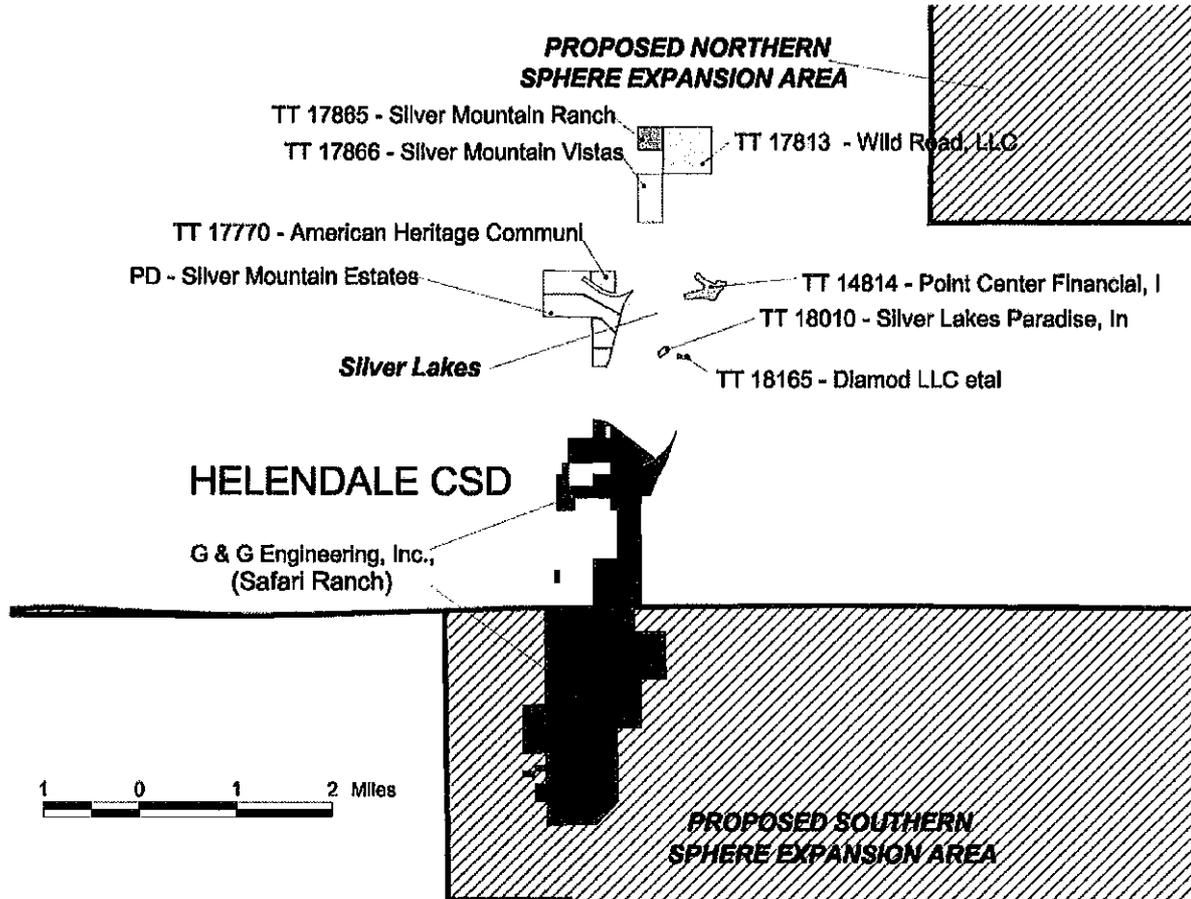
As shown in Table 3-6 and Figure 3-4, there are currently nine planned developments inside the proposed Helendale SOI that are all relatively close to the existing Silver Lakes development. The proposed Safari Ranch (formerly called Palisades Ranch) overlaps both the existing boundaries of the Helendale CSD and the southern expansion area of the proposed SOI, as shown in Figure 3-4. It is estimated that about 30 percent of this development lies within the existing CSD boundary and 70 percent falls within the expansion area of the proposed SOI. The result of all proposed developments will be an additional 5,895 lots and 2,836 developed acres in the proposed SOI.

**Table 3-6  
Proposed Helendale Sphere of Influence  
Total Acres of Planned Developments**

Project Number	Planned Development	Lots	Acres
1	G & G Engineering, Inc.	3,600	2,213.00
2	PD- Silver Mountain Estates	1,228	262.00
3	TT 14814- Point Center Financial, Inc.	130	35.67
4	TT 17770- American Heritage Communittes	58	31.00
5	TT 17813- Wild Road, LLC	396	162.00
6	TT 17865- Silver Mountain Ranch	73	40.00
7	TT 17865- Silver Mountain Vistas	324	84.00
8	TT 18010- Silver Lakes Paradise, Inc.	61	5.12
9	TT 18165- Diamod LLC etal	25	2.77
Total		5,895	2,835.56

Sources: Stanley R. Hoffman Associates, Inc.  
County of San Berdardino Land Use Development Services Department

**Figure 3-4**  
**Proposed Helendale Sphere of Influence**  
**Geography of Planned Developments**



Sources: Stanley R. Hoffman Associates, Inc.  
 County of San Bernardino Land Use Services Department

## CHAPTER 4 PUBLIC FACILITIES CAPACITY & ADEQUACY ANALYSIS

### 4.1 Services

Helendale Community Services District (HCSD) provides a number of services to the property owners, including:

- water
- sewer
- solid waste disposal
- parks and recreation
- street lighting
- graffiti abatement

As presented in Table 4-1, San Bernardino County provides many other services to the existing CSD, including general government, community development, fire and paramedic, police, library, animal control, road maintenance, health and welfare, and flood control. This holds true for the expansion areas within the proposed SOI as well. In addition to these services, however, the County of San Bernardino also provides solid waste disposal and graffiti abatement to the expansion areas of the SOI.

Inside the existing CSD, public schools are provided by Helendale School District, Victor Valley Union High School District, and Adelanto School District. For the expansion areas of the SOI, Helendale School District, Victor Valley Union High School District, Adelanto School District, Barstow Unified School District, and Oro Grande School District currently serve the community.

Services provided by the County of San Bernardino and the many school districts will not be dramatically affected by the proposed SOI expansion.

**Table 4-1  
Current Service Providers in Helendale CSD and Expansion Areas of Proposed SOI**

Category of Service	Service Providers	
	Existing Helendale CSD	Expansion Areas in Proposed SOI
<b>General Government - Admin. Services:</b>		
Finance Division	San Bernardino County	San Bernardino County
Human Resources Division	San Bernardino County	San Bernardino County
Business Registration	San Bernardino County	San Bernardino County
<b>Community Development:</b>		
Planning	San Bernardino County	San Bernardino County
Building & Safety	San Bernardino County	San Bernardino County
Code Compliance	San Bernardino County	San Bernardino County
<b>Fire and Paramedic</b>	San Bernardino County Fire District Service Zone FP-5, American Medical Response (AMR)	San Bernardino County Fire District Service Zone FP-5, American Medical Response (AMR)
<b>Police</b>	San Bernardino County Sheriff	San Bernardino County Sheriff
<b>Library</b>	San Bernardino County Library	San Bernardino County Library
<b>Parks and Recreation:</b>		
Local facilities	Helendale CSD	n/a
Regional facilities	San Bernardino County	San Bernardino County
<b>Animal Control</b>	San Bernardino Animal Control	San Bernardino Animal Control
<b>Street Lighting</b>	Helendale CSD	No Service Provided at this Time
<b>Water:</b>		
Domestic Water	Helendale CSD	Individual Underground Wells
Recycled Water	Helendale CSD	n/a
Water Quality	Helendale CSD	n/a
<b>Sewer</b>	Helendale CSD	Individual Septic Systems
<b>Transportation:</b>		
Freeways and Interchanges	Cal Trans	Cal Trans
Arterials and collectors	San Bernardino County - Public Works	San Bernardino County - Public Works
Local roads	San Bernardino County - Public Works	San Bernardino County - Public Works
<b>Flood Control and Drainage:</b>		
Local facilities	San Bernardino County Flood Control District	San Bernardino County Flood Control District
Regional facilities	San Bernardino County Flood Control District	San Bernardino County Flood Control District
<b>Utilities:</b>		
Cable/Internet Provider	Time Warner Cable	Time Warner Cable
Power	Southern California Edison	Southern California Edison
Telephone	AT&T	AT&T
Natural Gas	Southwest Gas Corporation	Southwest Gas Corporation
<b>Schools</b>	Helendale School District, Victor Valley Union High School District, Adelanto School District	Helendale School District, Victor Valley Union High School District, Adelanto School District, Barstow Unified School District, Oro Grande School District
<b>Solid Waste Management</b>	Helendale CSD under Contract with AVCO/Burrtec	San Bernardino County under contract with AVCO/Burrtec
<b>Graffiti Abatement</b>	Helendale CSD	San Bernardino County Graffiti Removal
<b>Health and Welfare</b>	San Bernardino County Dept. of Public Health	San Bernardino County Dept. of Public Health

Source: Stanley R. Hoffman Associates, Inc.  
Helendale Community Services District  
San Bernardino County

## 4.2 Water

Helendale Community Services District has the power “to supply water for any beneficial use” as outlined in the Municipal Water District Law of 1911<sup>2</sup>. Helendale CSD provides drinking water to residents through a system of two reservoirs, which have a combined storage capacity of 5 million gallons, and nine groundwater wells. Seven of these wells are currently operational and two are inactive. As shown in Table 4-2, these wells produced 689.5 million gallons of water in 2007 and exceeded HCSD’s demand for that year by 4.9 million gallons. This surplus of water represents less than one percent of the total amount of water pumped, and is attributed to the following uses: 1) water that is used for construction projects, such as sprinkling for dust control; 2) well start-up, water system flushing and testing, and 3) unaccounted water.

Currently, the CSD is working to reactivate one of its two inactive wells. This well has an anticipated capacity of nearly 500 million gallons annually, and is planned to be on line by the end of 2008. In the future, the Helendale CSD also plans to develop a new well that will have an anticipated capacity of 630.7 million gallons annually. In activating these wells, HCSD can reduce costs and improve the reliability of service because staff can deactivate older wells that have a higher cost to pump and can draw upon many functioning wells if a well in the system must be deactivated unexpectedly. The CSD has also recently completed a capital improvement program where over 1,000 water service lines were replaced. This improvement has resulted in a 23% reduction in water pumping, which has created significant savings to HCSD in terms of water replacement costs.

Currently, the CSD provides water to residents who reside in the areas formerly serviced by CSA 70 Zone C. The former boundary of CSA 70 Zone C largely resembles the Silver Lakes subdivision. Individuals outside these areas rely on underground wells for their drinking water needs. At this time, it is not economically feasible, nor is it desired by residents to extend water services to scattered dwellings outside of the existing water system. Rather, as concentrated development occurs in these areas, developers will pay connection fees to extend the water system to serve future residents.

**Table 4-2**  
**Helendale CSD 2007 Annual Water Supply and Demand, in Gallons**

	Treatment Plant Capacity	Approximate Daily Usage	Approximate Surplus
Daily Total	1,200,000	500,000-700,000	500,000-700,000

Source: Stanley R. Hoffman Associates

Kimberly Cox; General Manager, Helendale Community Services District

<sup>2</sup> San Bernardino LAFCO Policy Manual Section V. “Exhibit ‘A’: Listing of Special District Functions and Services”. March 2008.

### 4.3 Sewer

Helendale Community Services District has the power to “collect, treat, or dispose of sewage, wastewater, recycled water, and storm water,” in the same manner as a sanitary district described in the Sanitary District Act of 1923<sup>3</sup>. The CSD presently has a wastewater treatment plant that is permitted to operate at a capacity of 1.2 million gallons per day. At this time, the plant handles anywhere from 500,000 to 700,000 gallons per day. This leaves about 50% of the total capacity that can accommodate future growth. Wastewater is treated to a secondary level and can be used for certain agricultural uses such as irrigating sod farms. It is also used to recharge the groundwater through spreading it into percolation ponds.

The Helendale CSD is also preparing a wastewater master plan that would provide tertiary treatment in 3-5 years. Currently, the CSD is applying for grant funds to assist in this effort. Also, the CSD plans to coordinate with the Helendale HOA for future use of the tertiary treated water on the HOA’s golf course and landscaping areas. This would achieve greater efficiency in the use of water in the Helendale area.

In September 2008, Helendale CSD will begin a capital improvement project that will rehabilitate the primary clarifiers and modify the headworks of the treatment plant. This will allow the plant to capture more debris, and will increase its overall efficiency. These combined projects will improve the overall quality of the effluent produced by the plant and are expected to be completed within ninety days.

The sewer service area resembles the area formerly served by CSA 70 Zone B, which is essentially the Silver Lakes subdivision. Much like water services, it is not viable or desired for sewer services to be extended to individual dwellings in rural areas that are currently utilizing septic systems for wastewater disposal. As concentrated development occurs, developers will pay connection fees to provide sewer services for future residents.

**Table 4-3  
Helendale CSD Sewer System Approximate Daily Usage, in Gallons**

	Treatment Plant Capacity	Approximate Daily Usage	Approximate Surplus
Daily Total	1,200,000	500,000-700,000	500,000-700,000

Source: Stanley R. Hoffman Associates  
Kimberly Cox; General Manager, Helendale Community Services District

<sup>3</sup> Ibid

#### **4.4 Street lighting**

In accordance with its street lighting power, Helendale CSD may “acquire, construct, improve, maintain and operate street lighting and landscaping on public property, public rights-of-way, and public easements”<sup>4</sup>. Currently, the CSD funds street lighting on public rights-of-way generally in and around the Silver Lakes subdivision. Lighting that is on private lands within the subdivision is managed by the Silver Lakes Home Owners Association (HOA). The CSD’s street lighting responsibility entails paying Southern California Edison for the cost of electricity that powers the streetlights, which totals to approximately \$15,000 annually and is supported through current property tax revenues. Helendale CSD receives around 1.8% of residents’ property taxes from individuals who reside in the three Tax Rate Areas that generally make up the Silver Lakes subdivision. A detailed breakdown of property tax distribution is presented in the Appendix A, Tables A-1 and A-2.

#### **4.5 Parks and Recreation**

Under its park and recreation power, the Helendale CSD can “acquire, construct, improve, maintain, and operate recreation facilities, including parks and open space” pursuant to the Recreation and Park District Law<sup>5</sup>. In 2007, the CSD initiated this service by holding recreation classes weekly at the District Office, on a fee basis. The Helendale CSD has recently purchased a 70-acre ranch that is in close proximity to the Silver Lakes subdivision. The CSD plans to develop the area into a community park that can provide park and recreation services for all residents in the proposed Sphere. Helendale CSD plans to fund the park by renting out residential facilities that are present on the southeast corner of the property. Staff estimates that rental income on the property will allow the park to operate at a surplus for the first few years of its establishment. Thereafter, sharing park facilities with the local school district will provide additional operations and maintenance funding. Also, a Quimby Act park development impact fee is being established. Since the HCSD does not issue land use permits, an agreement will have to be reached with the County of San Bernardino to establish a Quimby Fee.

#### **4.6 Solid Waste Disposal**

Under its solid waste disposal powers, Helendale CSD may “collect, transfer, and dispose of solid waste and provide solid waste handling service, including source reduction, recycling, composting activities”<sup>6</sup>. Currently, solid waste disposal services are provided by AVCO/Burrtec

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<sup>4</sup> *ibid*

<sup>5</sup> *Ibid*

<sup>6</sup> *Ibid.*

Waste Industries under the Solid Waste Handling Franchise Agreement that was established by the County of San Bernardino prior to the formation of the CSD. When Helendale CSD was established, the administration of the franchise agreement was transferred to the CSD and the contract will remain in operation until its five-year term has ceased. Before the end of the Franchise Agreement term, the CSD must solicit bids for providing the service. Under its current contract, the CSD financially benefits from the agreement for \$96,000 annually.

#### **4.7 Graffiti Abatement**

At this time, the need for graffiti abatement in the existing CSD is minimal because the Silver Lakes Home Owners Association has taken on the responsibility of cleaning up graffiti along the walls around the perimeter of the subdivision and San Bernardino County maintains road signs and bridges in the area. Graffiti abatement will need to be funded as development increases in the proposed SOI. The CSD plans to fund this service through property taxes increases generated from new growth.

## **CHAPTER 5 FINANCIAL ABILITY TO PROVIDE SERVICES**

### **5.1 Financial Ability of Agency to Provide Services**

Since the inception of the Helendale Community Services District, its board members and staff have made great strides to reduce operational expenses and increase service for residents. The 2007-2008 fiscal year was the first full year for the newly formed CSD, and it has made many investments to transition the agency from a county-operated entity to a locally controlled and operated community services district.

In the current 2007-2008 fiscal year, expenditures for Helendale CSD were larger than agency revenue by \$92,244. Fortunately, the CSD was able to offset expenses by tapping into its beginning balance of more than four million dollars. In examining the 2007-2008 budget, the water department was operating at a small deficit for HCSD. Table 5-1 displays the CSD's 2007-2008 budget summary. Subsequently, the Helendale CSD has taken direct action to reduce operational costs for its water department.

During the 2007-2008 fiscal year, Helendale CSD took action to reinvest a longstanding operational surplus into infrastructure improvements for its sewer and water system. For the water system, \$982,500 was spent to increase the water production capacity of existing wells, to replace service lines, to repair leaks in system water pipes, and to bring an inactive well into operation. For the sewer system, \$70,000 was spent to replace and update equipment at the wastewater treatment plant, which resulted in decreased operational costs for the CSD. Water system investments are projected to decrease 26% in operational expenditures in that department in the coming fiscal year. This is a savings of nearly \$500,000 in the first year, and will help HCSD to operate at a surplus in the future. Additionally, HCSD has invested \$611,718 in leasing and purchasing water rights.

The Board of Directors of Helendale CSD recently approved its 2008-2009 Annual Budget. The projected budget shows the fiscal health of the CSD, as the projected ending balance June 30, 2009, is \$355,330 higher than the starting balance of July 1, 2008. Table 5-2 displays the CSD's 2008-2009 projected budget summary.

**Table 5-1  
Helendale CSD 2007-2008 Budget Summary**

Fiscal Year 2007-08							
Dept. No.	Name	Estimated Beg. Balance 7/1/2007	Estimated Revenue	Revenue to Other Departments	Admin to Water & Sewer	Estimated 2007-08 Expenditures	Estimated Ending Balance 6/30/2008
00	Administration	\$ -	\$ 492,669	\$ (19,514)	\$ 318,683	\$ (791,838)	\$ -
01	Water Operations	\$ 2,189,037	\$ 1,182,366	\$ -	\$ (159,342)	\$ (1,790,617)	\$ 1,421,445
02	Sewer Operations	\$ 2,189,036	\$ 1,281,531	\$ -	\$ (159,342)	\$ (440,255)	\$ 2,870,971
03	Parks & Recreation	\$ -	\$ 7,000	\$ 1,000	\$ -	\$ (8,000)	\$ -
04	Street Lighting	\$ -	\$ -	\$ 15,100	\$ -	\$ (15,100)	\$ -
07	Equipment Reserve	\$ 136,560	\$ -	\$ 3,414	\$ -	\$ (10,000)	\$ 129,974
Sub-Total		\$ 4,514,633	\$ 2,963,566	\$ -	\$ -	\$ (3,055,810)	\$ 4,422,389
Sewer Capital Improvement Program						\$ (70,000)	\$ (70,000)
Water Capital Improvement Program						\$ (982,500)	\$ (982,500)
Equipment Capital Improvement Program						\$ (72,890)	\$ (72,890)
Ending Balance							\$ 3,296,999

Source: 2008-2009 Helendale Budget

**Table 5-2  
Helendale CSD 2008-2009 Projected Budget Summary**

Fiscal Year 2008-09							
Dept. No.	Name	Estimated Beg. Balance 7/1/2008	Estimated Revenue	Revenue to Other Departments	Charges to Other Depts.	Estimated 2008-09 Expenditures	Estimated Ending Balance 6/30/2009
00	Administration	\$ -	\$ 425,000	\$ (22,600)	\$ 325,765	\$ (728,165)	\$ -
01	Water Operations	\$ 402,500	\$ 1,200,500	\$ -	\$ (162,883)	\$ (1,322,014)	\$ 118,103
02	Sewer Operations	\$ 2,764,526	\$ 1,310,500	\$ -	\$ (162,883)	\$ (549,299)	\$ 3,362,844
03	Parks & Recreation	\$ -	\$ 7,000	\$ 3,500	\$ -	\$ (10,500)	\$ -
04	Street Lighting	\$ -	\$ -	\$ 15,500	\$ -	\$ (15,500)	\$ -
07	Equipment Reserve	\$ 129,974	\$ -	\$ 3,600	\$ 37,808	\$ -	\$ 171,382
Total		\$ 3,296,999	\$ 2,943,000	\$ -	\$ 37,808	\$ -	\$ 3,652,329

Source: 2008-2009 Helendale Budget

## **5.2 Existing Fees and Charges**

The CSD currently charges residents for water services, sewer services, and recreational programs. Also, the CSD receives about 1.8% of the total 1 percent property tax paid by individuals who reside in and around the Silver Lakes subdivision.

Water. Water fees are assessed on a sliding basis depending on the size of resident's water meter and their monthly usage. For 2007, residents paid an average of \$36.01 per month for water services. When new structures are built in the existing water and sewer service areas, the CSD charges a water connection fee of \$2,251.65 per residential unit and per equivalent dwelling unit for non-residential uses.

Sewer. For the 2007-2008 fiscal year, residents were charged \$36.64 for sewer services on a monthly basis. The sewer connection fee of \$3,360.95 is also charged for newly constructed homes on an equivalent dwelling unit basis.

Recreation. Residents who choose to attend recreational classes are charged \$40 per month for classes that meet twice a week and \$20 per month for classes that meet weekly.

## **5.3 Structure to Add New Fees and Charges**

Currently, the CSD is planning to re-evaluate its water and sewer service charges. Although the CSD has managed to decrease operational costs for its water and sewer services, it is very important to establish a fee structure that will offset expenditures as the system expands to accommodate new growth. At this time, the Board of the CSD has elected not to raise user charges until the end of the 2008-2009 Fiscal Year. Therefore, the staff at the CSD has conducted a preliminary review of possible fee structures and is planning to implement new policies after the completion of the upcoming fiscal year.

## **CHAPTER 6 STATUS AND OPPORTUNITY FOR SHARED FACILITIES**

### **6.1 Shared School Facilities for Park and Recreation**

Helendale CSD is not currently sharing any facilities with neighboring agencies. In the future, however, the CSD plans to share its park and recreation facilities with the Helendale School District (HSD). The CSD would specifically like to make its ball fields available to Helendale Elementary School, Riverview Middle School, and ACE High School. These schools are lacking in recreation areas and the CSD could benefit from cooperation in its park operations and maintenance costs.

### **6.2 Tertiary Water Usage Agreement with Silver Lakes Home Owners Association (HOA)**

Currently, the CSD is working to upgrade their sewer facilities so that wastewater may be treated to a tertiary level. This would expand the uses of water that are treated at the CSD's wastewater treatment plant. In the future, the CSD hopes to cooperate with the Silver Lakes Home Owners Association (HOA) regarding the use of tertiary water at a rate to be determined. The HOA could benefit from this relationship by increasing its supply of water, which is used to irrigate the subdivision's park and golf course.

## **CHAPTER 7 GOVERNMENT STRUCTURE & OPERATIONAL EFFICIENCIES**

### **7.1 Government Structure**

Currently, the Helendale Community Services District (HCSD) is governed by a board of directors that is comprised of five registered voters who have been elected by voters within the HCSD boundaries. For the first term of the Board of Directors, the duration of service is dependent upon their rankings in the general election: the three Directors who received the most votes have four-year terms, and the remaining two members will hold their seats for two years. Subsequently, members of the board will be elected to four-year terms. For administrative purposes, the Board of Directors has hired a General Manager who oversees day-to-day operations of the CSD. The General Manager is also in charge of 11.5 full time equivalent employees, who range from the Budget Manager and Account Clerk, to the Sanitation Plant Operator and Water Distribution Manager.

### **7.2 Evaluation of Operational Efficiencies.**

Although the administrative efficiency of the CSD is largely adequate, the CSD plans to continue to make minor changes that will decrease operational costs, but will not reduce current levels of service.

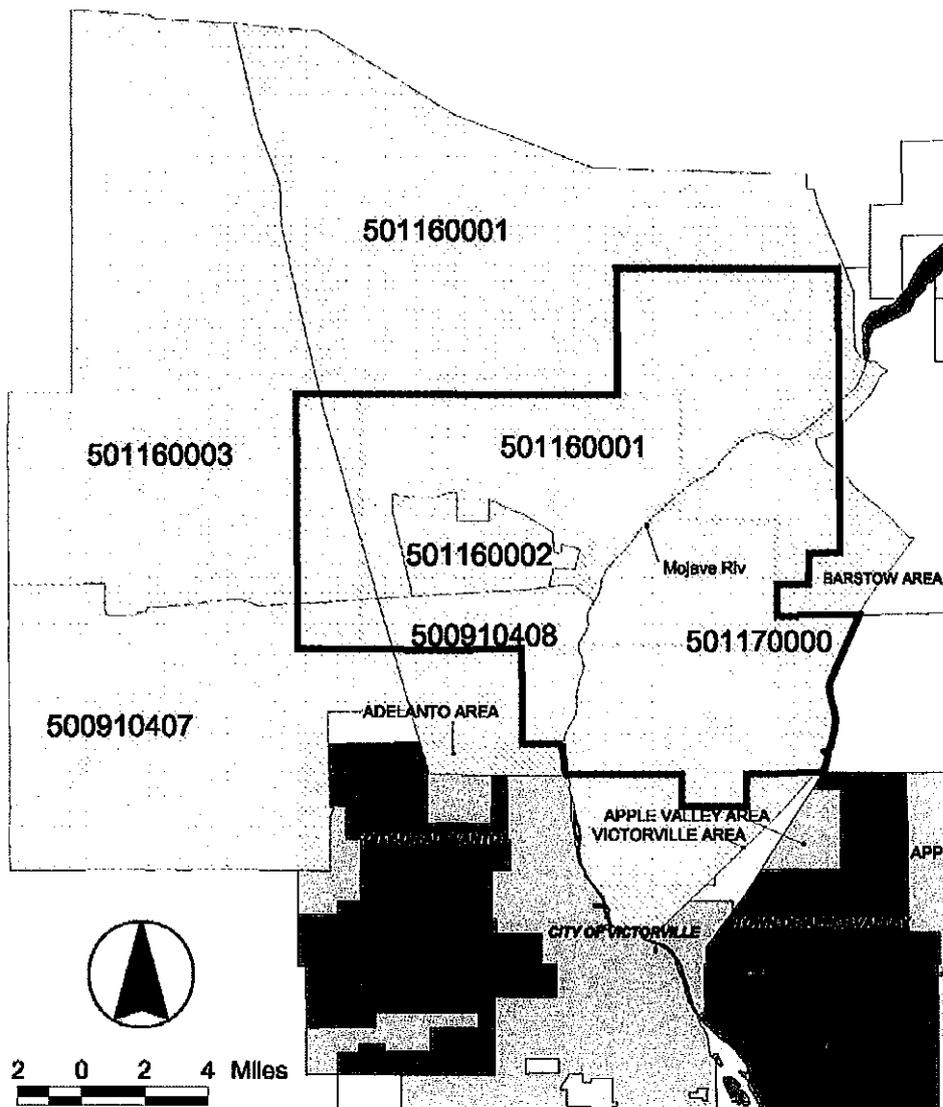
Also, the CSD plans to revise their existing rules and regulations so that they are more condensed and tailored to the procedures of the CSD. When the Helendale CSD was originally formed, their rules and regulations were inherited from the County of San Bernardino. Considering that the CSD has its own unique responsibilities and individual characteristics, administrative activity and time management will be more efficient when these policies and procedures are streamlined to meet the needs of Helendale CSD.

### **7.3 Local Accountability and Governance.**

The CSD holds Board of Directors meetings every first and third Thursday of each month. These meetings are held to conduct official business and are open to the public. Also, the agenda for each meeting is posted 72 hours prior to each session at the Helendale CSD office, the Helendale Chamber of Commerce, and at the office of the local newspaper, the *Silver Lakes Shopper News*. During the meetings, periods for public comment are reserved during each agenda item.

**APPENDIX A  
SUPPLEMENTAL INFORMATION**

**Figure A-1  
Selection of Traffic Analysis Zones (TAZs)  
Proposed Helendale Sphere of Influence**



1. TAZs are a unit of geography used by SCAG for their forecasts.

Source: Stanley R. Hoffman Associates, Inc.  
Southern California Association of Governments

**Table A-1**  
**Property Tax Distribution by Tax Rate Areas**  
**Helendale Community Services District**

Agency Name	Tax Rate Area (TRA)										
	78002	78003	78005	78006	78007	78011	78012	78013	78014	78015	
COUNTY GENERAL FUND	0.1681913	0.1703311	0.1451948	0.1487368	0.1479278	0.1479627	0.1496876	0.1478762	0.1452708	0.1437190	
EDUCATION REVENUE AJG. FUND	0.2546750	0.2579216	0.2198593	0.2252574	0.2239976	0.2240505	0.2266623	0.2239198	0.2199749	0.2176259	
FLOOD CONTROL ZONE 4	0.0265375	n/a	0.0229376	0.0232774	0.0233700	0.0233753	n/a	0.0233724	0.0229509	0.0228854	
FLOOD CONTROL ZONE 6	n/a	0.0134295	n/a	n/a	n/a	n/a	0.0117992	n/a	n/a	n/a	
FLOOD CONTROL ADMIN 3-6	0.0010144	0.0010297	0.0008777	0.0008940	0.0008942	0.0008945	0.0009048	0.0008941	0.0008782	0.0008678	
COUNTY FREE LIBRARY	0.0162666	0.0164538	0.0140598	0.0142711	0.0143245	0.0143282	0.0144912	0.0143233	0.0140695	0.0139048	
COUNTY SUPERINTENDENT	0.0057724	0.0058447	0.0049821	0.0050992	0.0050760	0.0050771	0.0051362	0.0050738	0.0049850	0.0049301	
COUNTY SUPERINTENDENT	0.0099003	0.0010021	0.0008542	0.0008809	0.0008703	0.0008704	0.0008806	0.0008705	0.0008547	0.0008442	
COUNTY SUPERINTENDENT	0.0022643	0.0022392	0.0019597	0.0019867	0.0019968	0.0019971	0.0020202	0.0019965	0.0019604	0.0019356	
COUNTY SUPERINTENDENT	0.0018175	0.0018460	0.0015736	0.0015894	0.0016033	0.0016036	0.0016220	0.0016035	0.0015741	0.0015590	
COUNTY SUPERINTENDENT	0.0095917	0.0006026	0.0005137	0.0005298	0.0005233	0.0005235	0.0005294	0.0005247	0.0005136	0.0005089	
VICTOR VALLEY COMMUNITY COLLEGE	0.0755004	0.0765424	0.0652441	0.0663223	0.0664740	0.0664893	0.0672504	0.0664797	0.0652820	0.0645203	
HELENDALE ELEMENTARY	0.1922109	0.1949111	0.1661407	0.1685706	0.1692737	0.1693117	0.1712502	0.1692835	0.1662351	0.1643041	
VICTOR VALLEY HIGH SCHOOL	0.2056879	0.2085848	0.1777958	0.1804576	0.1811490	0.1811892	0.1832638	0.1811622	0.1778956	0.1758350	
CSA 38 GENERAL - FIRE	n/a	n/a	0.1180117	0.1196980	0.1202369	0.1202844	0.1216404	0.1202416	0.1180796	0.1167125	
CSA 60 - VICTORVILLE	0.0116415	0.0118076	0.0100647	0.0101983	0.0102545	0.0102569	0.0103741	0.0102576	0.0100701	0.0099513	
CSA 70 - COUNTY WIDE	0.0301543	0.0305722	0.0260597	0.0263568	0.0265513	0.0265571	0.0268608	0.0265538	0.0260774	0.0257681	
CSA 70 ZONE B - HELENDALE 1	n/a	n/a	0.0185750	n/a	n/a	n/a	n/a	n/a	0.0185860	0.0183701	
MOJAVE DESERT RESOURCE CONS DIST	0.0007004	0.0007101	0.0001358	0.0006291	0.0003442	0.0002589	0.0005289	0.0002928	0.0000217	0.0000941	
MOJAVE WATER AGENCY	0.0059838	0.0060716	0.0051601	0.0052647	0.0051328	0.0049897	0.0050979	0.0052742	0.0047205	0.0158639	
Sum	1.0000000	1.0000000	1.0000000	1.0000000	1.0000000	1.0000000	1.0000000	1.0000000	1.0000000	1.0000000	

\*Agency Name has been recently changed to "Helendale Community Service District"

Source: Stanley R. Hoffman Associates  
San Bernardino County 07-08 TRA Data

**Table A-2**  
**Property Tax Distribution by Tax Rate Areas**  
**Expansion Areas of Proposed Sphere of Influence**

Agency Name	Tax Rate Area (TRA)												
	51001	56016	56017	56095	56100	56101	56134	78010	99003	99024	99025	99026	99030
COUNTY GENERAL FUND	0.1659066	0.1801394	0.1773166	0.1549975	0.1760588	0.1772140	0.1801394	0.1478908	0.1670668	0.1453809	0.1454591	0.1471111	0.16588912
EDUCATION REVENUE AUG. FUND	0.2512219	0.2727273	0.2684992	0.2347030	0.2683417	0.2683417	0.2727273	0.2239418	0.2529788	0.2201409	0.2202595	0.2227608	0.2511985
FLOOD CONTROL ZONE 4	n/a	n/a	0.0280154	0.0244893	n/a	0.0280380	n/a	0.0233632	n/a	0.0229698	0.0229797	n/a	n/a
FLOOD CONTROL ZONE 6	0.0130802	0.0142021	n/a	n/a	0.0138851	n/a	0.0142021	n/a	0.0131709	n/a	n/a	0.0115962	0.0130802
FLOOD CONTROL ADMIN 3-6	0.0010029	0.0010889	0.0010718	0.0009371	0.0010633	0.0010753	0.0010889	0.0008934	0.0010098	0.0008789	0.0008793	0.0008891	0.0010027
COUNTY FREE LIBRARY	0.0160553	0.0174437	0.0171703	0.0150116	0.0170557	0.0171557	0.0174437	0.0143191	0.0161765	0.0140794	0.0140856	0.0142418	0.0160679
COUNTY SUPERINTENDENT	0.0056928	0.0061812	0.0060842	0.0053183	0.0060416	0.0060788	0.0061812	0.0050749	0.0057326	0.0049884	0.0049912	0.0050477	0.0056923
COUNTY SUPERINTENDENT	0.0009760	0.0010597	0.0010439	0.0009119	0.0010366	0.0010428	0.0010597	0.0008704	0.0009829	0.0008555	0.0008557	0.0008654	0.0009761
COUNTY SUPERINTENDENT	0.0022393	0.0024313	0.0023939	0.0020923	0.0023772	0.0023883	0.0024313	0.0019958	0.0022550	0.0019629	0.0019632	0.0019853	0.0022385
COUNTY SUPERINTENDENT	0.0017980	n/a	n/a	n/a	n/a	n/a	n/a	0.0016023	0.0018106	0.0015757	0.0015764	0.0015943	0.0017979
COUNTY SUPERINTENDENT	0.0005870	0.0006373	0.0006280	0.0005486	0.0006229	0.0006268	0.0006373	0.0005237	0.0005910	0.0005143	0.0005146	0.0005204	0.0005867
BARSTOW COMMUNITY COLLEGE	n/a	0.1053760	0.1037430	0.0906815	0.1030190	0.1038094	0.1053760	n/a	n/a	n/a	n/a	n/a	n/a
VICTOR VALLEY COMMUNITY COLLEGE	0.0745513	n/a	n/a	n/a	n/a	n/a	n/a	0.0664534	0.0750692	0.0653368	0.0653637	0.0660962	0.0745493
ADELANTO ELEMENTARY	0.2158664	n/a	0.2158795										
HELENDALE ELEMENTARY	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.1692215	n/a	n/a	n/a	n/a	n/a
ORO GRANDE ELEMENTARY	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.2104002	0.1831220	0.1831996	0.1852461	n/a
VICTOR VALLEY HIGH SCHOOL	0.2031580	n/a	n/a	n/a	n/a	n/a	n/a	0.1810924	0.2045691	0.1780483	0.1781217	0.1801134	0.2031602
BARSTOW UNIFIED	n/a	0.3532974	0.3478238	0.3040329	0.3454032	0.3480251	0.3532974	n/a	n/a	n/a	n/a	n/a	n/a
CSA 38 GENERAL - FIRE	n/a	n/a	n/a	0.1259948	n/a	n/a	n/a	0.1201969	n/a	0.1181798	0.1182281	0.1195501	n/a
CSA 40 - ELEPHANT MOUNTAIN	n/a	n/a	n/a	n/a	0.0208224	n/a							
CSA 60 - VICTORVILLE	0.0115005	n/a	n/a	n/a	n/a	n/a	n/a	0.0102516	0.0115804	0.0100766	0.0100633	0.0101956	0.0115010
CSA 70 - COUNTY WIDE	0.0257772	0.0323310	0.0318339	0.0278218	0.0316051	0.0318636	0.0323310	0.0265614	0.0299839	0.0260971	0.0261076	0.0263981	0.0297829
CSA 70 ZONE B - HELENDALE 1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
BARSTOW CEMETERY DISTRICT	n/a	0.0075740	0.0074570	0.0065177	0.0074045	0.0074620	0.0075740	n/a	n/a	n/a	n/a	n/a	n/a
MOJAVE DESERT RESOURCE CONS DIST	0.0006674	0.0001977	0.0005980	0.0004164	0.0007370	0.0005511	0.0001977	0.0004966	0.0006676	0.0008082	0.0003122	0.0005457	0.0006869
MOJAVE WATER AGENCY	0.0059094	0.0052667	0.0063211	0.0055255	0.0062774	0.0063273	0.0052667	0.0052710	0.0059546	0.0051824	0.0050196	0.0052428	0.0059141
Sum	1.0000000	1.0000000	1.0000000	1.0000000	1.0000000	1.0000000	1.0000000	1.0000000	1.0000000	1.0000000	1.0000000	1.0000000	1.0000000

\* Agency Name has been recently changed to "Helandale Community Service District"

Source: Stanley R. Hoffman Associates  
San Bernardino County 07-08 TRA Data

**APPENDIX B  
PERSONS and AGENCIES CONTACTED**

**County of San Bernardino**

Advanced Planning Division, Land Use Services Department

Jim Squire, Supervising Planner

Ron Matyas, Senior Planner

Christney Barilla, Senior Planner

(909) 387-4147

Current Planning Division, Land Use Services Department

Tracy Creason

(909) 387-8112

Flood Control District

Matt A. Yeager, D. Env, Storm Water Program Manager

(760) 843-4340

**Helendale Community Services District**

26719 Vista Road #3

Helendale, CA 92342

Kimberly Cox, General Manager

Paul E. Harmon, Finance Manager

(760) 951-0006

**San Bernardino Local Agency Formation Committee**

215 North D Street, Suite 204

San Bernardino, CA 92415-0490

Kathleen Rollings-McDonald, Executive Officer

Samuel Martinez, Senior LAFCO Analyst

Michael A. Tuerpe, LAFCO Analyst

(909) 383-9900

**Bureau of Land Management, Barstow Field Office**

2601 Barstow Road

Barstow, CA 92311

Rich Rotte, Realty Specialist

(760) 252-6026

**Websites Consulted**

[www.sanbag.ca.gov](http://www.sanbag.ca.gov)

[www.sbclafco.org](http://www.sbclafco.org)

[www.sbcounty.gov](http://www.sbcounty.gov)

[www.blm.gov/ca/gis/index.html](http://www.blm.gov/ca/gis/index.html)

**Helendale Community Services DISTRICT**  
**DISTRICT PROFILE SUMMARY SHEET**

District Contact Person(s):

Kimberly Cox; General Manager, Helendale CSD

Address:

PO Box 2608, Helendale, CA 92342

E-mail Address:

mail@helendalecsd.org

Website Address:

N/A

Date of Formation:

December 4<sup>th</sup>, 2006

Principal Act:

Government Code 61100, Division 3, Title 5, superseded by Division 3  
Title 6

Improvement District(s):  YES  NO

If yes, please indicate name and define area of service (include map).

\_\_\_\_\_  
\_\_\_\_\_

Governing Body:

Helendale CSD Board of Directors

Membership:

Sandy Haas  
James Keoshkerian  
Sandra Perea  
Craig Schneider  
Milo Stormo

Public Meetings:

Meetings are held the first and third Thursday of every month beginning at  
7:00pm at 26719 Vista Road, Suite 6, Helendale, CA 92342

## SERVICES

### Currently Authorized Powers (Services):

SERVICE	FUNCTIONS
Water	Supply water for any beneficial use as outlined in the Municipal Water District Law of 1911 (commencing with Section 71000) of the Water Code.
Sewer	Collect, treat, or dispose 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 (commencing with Section 6400 of the Health and Safety Code).
Refuse Collection	Collect, transfer, and dispose of solid waste and provide solid waste handling service, including, but not limited to, source reduction, recycling, composting activities, pursuant to Division 30 (commencing with Section 4000), and consistent with Section 41821.2 of the Public Resources Code.
Recreation and Parks	Acquire, construct, improve, maintain, and operate recreation facilities, including, but not limited to, parks and open space, in the same manner as a recreation and park district formed pursuant to the Recreation and Park District Law (commencing with Section 5780) of the Public Resources Code.
Streetlighting	Acquire, construct, improve, maintain and operate street lighting and landscaping on public property, public rights-of-way, and public easements.
Graffiti Abatement	Abate graffiti.

Latent Powers (Services) -- those services authorized by the Agency's principal act, but not activated through the LAFCO process:

SERVICE	FUNCTIONS
Fire	Provide fire protection services, rescue services, hazardous material emergency response services, and ambulance services in the same manner as a fire protection district, formed pursuant to the Fire Protection District Law, Part 2.7 (commencing with Section 13800) of

	Division 12 of the Health and Safety Code.
Vector Control	Provide for the surveillance, prevention, abatement, and control of vectors and vectorborne diseases in the same manner as a mosquito abatement and vector control district formed pursuant to the Mosquito Abatement and Vector Control District Law, Chapter 1 (commencing with Section 2000) of Division 3 of the Health and Safety Code.
Law Enforcement	Provide police protection and law enforcement services by establishing and operating a police department that employs peace officers pursuant to Chapter 4.5 (commencing with Section 830) of Title 3 of Part 2 of the Penal Code.
Security	Provide security services, including, but not limited to, burglar and fire alarm services, to protect lives and property.
Library	Provide library services, in the same manner as a library district formed pursuant to either Chapter 8 (commencing with Section 19400) or Chapter 9 (commencing with Section 19600) of Part 11 of the Education Code.
Roads	Acquire, construct, improve, and maintain streets, roads, rights-of-way, bridges, culverts, drains, curbs, gutters, sidewalks, and any incidental works. A district shall not acquire, construct, improve, or maintain any work owned by another public agency unless that other public agency gives its written consent.
Utility Undergrounding	Convert existing overhead electric and communications facilities, with the consent of the public agency or public utility that owns the facilities, to underground locations pursuant to Chapter 28 (commencing with Section 5896.1) of Part 3 of Division 7 of the Streets and Highways Code.
Emergency Medical Services	Provide emergency medical services pursuant to the Emergency Medical Services System and the Prehospital Emergency Medical Care Personnel Act, Division 2.5 (commencing with Section 1797) of the Health and Safety Code.
Airports	Provide and maintain public airports and landing places for aerial traffic, in the same

	manner as an airport district formed pursuant to the California Airport District Act, Part 2 (commencing with Section 22001) of Division 9 of the Public Utilities Code.
Transportation	Provide transportation services.
Flood Control	Plan, design, construct, improve, maintain, and operate flood protection facilities. A district shall not plan, design, construct, improve, maintain, or operate flood protection facilities within the boundaries of another special district that provides those facilities unless the other special district gives its written consent. A district shall not plan, design, construct, improve, maintain, or operate flood protection facilities in unincorporated territory unless the board of supervisors gives its written consent. A district shall not plan, design, construct, improve, maintain, or operate flood protection facilities within a city unless the city council gives its written consent.
Community Facilities	Acquire, construct, improve, maintain, and operate community facilities, including, but not limited to, community centers, libraries, theaters, museums, cultural facilities, and child care facilities.
Weed abatement	Abate weeds and rubbish pursuant to Part 5 (commencing Section 14875) of the Health and Safety Code. For that purpose, the board of directors shall be deemed to be a "board of supervisors" and district employees shall be deemed to be the "persons" designated by Section 14890 of the Health and Safety Code.
Hydroelectricity Generation	Acquire, construct, improve, maintain, and operate hydroelectric power generating facilities and transmission lines, consistent with the district's water supply and waste water operations. The power generated shall be used for district purposes, or sold to a public utility or another public agency that generates, uses, or sells electrical power. A district shall not acquire hydroelectric power generating facilities unless the facilities' owner agrees.
Television	Acquire, construct, improve, maintain, and operate television translator facilities.
Snow Removal	Remove snow from public streets, roads,

	easements, and rights-of-way. A district may remove snow from public streets, roads, easements, and rights-of-way owned by another public agency, only with the written consent of that other public agency.
Animal Control	Provide animal control services pursuant to Section 30501 of the Food and Agricultural Code. Whenever the term "board of supervisors," "county," "county clerk," or "animal control officer" is used in Division 14 (commencing with Section 30501) of the Food and Agricultural Code, those terms shall also be deemed to include the board of directors of a district, a district, the general manager of the district, or the animal control officer of a district, respectively. A district shall not provide animal control services in unincorporated territory unless the county board of supervisors gives its written consent. A district shall not provide animal control services within a city unless the city council gives its written consent.
Pest Abatement	Control, abate, and eradicate pests, in the same manner as a pest abatement district, formed pursuant to Chapter 8(commencing with Section 2800) of Division 3 of the Health and Safety Code. A district's program to control, abate, or eradicate local pine bark beetle infestations shall be consistent with any required plan or program approved by the Department of Forestry and Fire Protection.
Mailboxes	Construct, maintain, and operate mailboxes on a district's property or rights-of-way.
Mail Delivery	Provide mail delivery service under contract to the United States Postal Service.
Cemetery	Own, operate, improve, and maintain cemeteries and provide interment services, in the same manner as a public cemetery district, formed pursuant to the Public Cemetery District Law, Part 4 (commencing with Section 9000) of Division 8 of the Health and Safety Code.
Finance Planning Commissions	Finance the operations of area planning commissions formed pursuant to Section

	65101.
Finance Municipal Advisory Commissions	Finance the operations of municipal advisory councils formed pursuant to Section 31010.
Environmental Mitigation	Acquire, own, improve, maintain, and operate land within or without the district for habitat mitigation or other environmental protection purposes to mitigate the effects of projects undertaken by the district.

Area Served:  116  Square Miles/  74,224  Acres

Population:  5,968  (Projection based upon 2000 Census Data)

Registered Voters:  2,897  As of  8/1/2008  (Date)

Services Provided Outside Agency Boundaries:

SERVICE	PROVIDED TO WHOM	DATE OF CONTRACT	SUNSET DATE
N/A	N/A	N/A	N/A

Special charges for service outside boundaries:

No such policies or fees have been adopted by the District

Special policies for providing service outside boundaries:

No such policies or fees have been adopted by the District

## SPHERE OF INFLUENCE

Established:

LAFCO Number	Resolution No./ Date Adopted	Location
N/A	N/A	N/A

Changes:

LAFCO Number	Resolution No./ Date Adopted	Type Of Change	Location
N/A	N/A	N/A	N/A

## Justification for Proposal and Preliminary Environmental Description Form

**INTRODUCTION:** The questions on this form and its supplements are designed to obtain enough data about the proposed project site to allow the Commission, its staff and others to adequately assess the project. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, or attach any relevant documents.

### GENERAL INFORMATION

1. NAME OF PROPOSAL: Sphere of Influence Establishment for Helendale CSD  
\_\_\_\_\_  
\_\_\_\_\_
  
2. NAME OF APPLICANT: Helendale Community Services District  
MAILING ADDRESS: \_\_\_\_\_  
P.O. Box 2608, Helendale, CA 92342  
\_\_\_\_\_  
PHONE: ( 760 ) 951-0006  
FAX: ( 760 ) 951-0046  
E-MAIL ADDRESS: mail@helendalecsd.org
  
3. GENERAL LOCATION OF PROPOSAL: Helendale Community Services District is located about four miles north of the cities of Victorville and Adelanto, and about nine miles southwest of the City of Barstow. It is situated between Interstate 15 on the east and State Route 395 on the west. The Mojave River flows through the central portion of the community. The proposed Sphere of Influence includes the CSD boundary and will extend generally south, west, east, and north of the existing CSD boundary.  
\_\_\_\_\_
  
4. Does the application possess 100% written consent of each landowner in the subject territory?  
YES \_\_\_\_ NO X If YES, provide written authorization for change.
  
5. Indicate the reasons that the proposed action has been requested. Helendale is nestled in a riparian basin and is working to conserve the natural resources in the vicinity of its existing CSD boundary. The establishment of the proposed Helendale Sphere of Influence will support maintenance of the existing development patterns in the sphere expansion area and will continue current service delivery by existing service providers. While the CSD does not have direct land use authority, it nevertheless can influence the character and level of development in the sphere area by organizing public support for defining and establishing a community plan in coordination with the County of San Bernardino.  
\_\_\_\_\_

6. Would the proposal create a totally or substantially surrounded island of unincorporated territory?  
YES \_\_\_ NO X If YES, please provide a written justification for the proposed boundary configuration.
- 
- 

**LAND USE AND DEVELOPMENT POTENTIAL**

1. Total land area (defined in acres):  
The proposed Sphere of Influence comprises a total of 162,578 acres of land. Of this, the existing Helendale CSD is 74,224 acres in area. In the total Sphere of Influence area, 69,971 acres are held by the Bureau of Land Management, which represents 43% of the total proposed SOI.
2. Current dwelling units in area:  
In 2008, there were approximately a total of 3,210 housing units in the Helendale CSD and proposed Sphere of Influence area, with 2,854 units within the existing CSD boundary. The proposed expansion represents an estimated 356 existing units expansion areas of the SOI.
3. Approximate current population in area:  
In 2008, there were approximately a total of 6,876 people residing in the Helendale CSD and proposed Sphere of Influence area, with 5,968 people residing within the existing CSD boundary. The proposed expansion represents an estimated 909 existing persons.
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):  
N/A  
San Bernardino County General Plan designation(s) and uses permitted by this designation(s):  
AG Agricultural; CG General Commercial; CN Neighborhood Commercial; CR Rural Commercial;  
FW Floodway; IC Industry Commercial; IR Regional Industrial; RC Resource Conservation;  
RC-AP; RL Rural Living; RL-20; RL-40; RL-5; RM Multiple Residential; RS Single Residential;  
RS-20M Single Residential.
5. Describe any special land use concerns expressed in the above plans.  
Because of the presence of riparian areas and lands under control of the Bureau of Land Management, development in much of the area in the proposed Sphere is limited under by the Resource Conservation (RC) zoning designation. These lands comprise 58.4% of the total proposed SOI. Considering this wealth of natural resources, continuing low-intensity development in this area is a high priority under present zoning.

6. Indicate the existing land use.

Existing Land Use	Helendale CSD		Expansion Areas		Total Proposed SOI	
	Acres	Percent	Acres	Percent	Acres	Percent
Agricultural	899	1.2%	1,955	2.2%	2,854	1.8%
Commercial - Retail	17	0.0%	0	0.0%	17	0.0%
Equestrian	102	0.1%	31	0.0%	132	0.1%
Industrial	24	0.0%	7	0.0%	31	0.0%
Mining	0	0.0%	126	0.1%	126	0.1%
Public	885	1.2%	405	0.5%	1,290	0.8%
Residential - MF	22	0.0%	0	0.0%	22	0.0%
Residential - SF	1,211	1.6%	1,347	1.5%	2,558	1.6%
Utility	301	0.4%	261	0.3%	562	0.3%
Open Space -- Maintained	41	0.1%	221	0.3%	262	0.2%
Bureau of Land Management	33,275	44.8%	36,695	41.5%	69,971	43.0%
Balance Vacant	13,641	18.4%	37,828	42.8%	51,469	31.7%
Unclassified	<u>23,808</u>	<u>32.1%</u>	<u>9,478</u>	<u>10.7%</u>	<u>33,286</u>	<u>20.5%</u>
<b>Total</b>	<b>74,224</b>	<b>100.0%</b>	<b>88,354</b>	<b>100.0%</b>	<b>162,578</b>	<b>100.0%</b>
<b>Land Area with Improvement</b>	<b>2,601</b>	<b>3.5%</b>	<b>2,398</b>	<b>2.7%</b>	<b>4,999</b>	<b>3.1%</b>

Source: Stanley R. Hoffman Associates, Inc.  
 San Bernardino Associated Governments (SANBAG)  
 United States Department of the Interior, Bureau of Land Management

What is the proposed land use?

Control of land use rests with the County of San Bernardino and will not be changed with the establishment of the Helendale Sphere of Influence. Therefore, land uses in the proposed SOI will remain in compliance with the County of San Bernardino General Plan land uses.

7. For a city annexation, State law requires pre-zoning of the territory proposed for annexation. Provide a response to the following:

- a. Has pre-zoning been completed? YES \_\_\_ NO \_\_\_ N/A X  
 b. If the response to "a" is NO, is the area in the process of pre-zoning? YES \_\_\_ NO \_\_\_  
 Identify below the pre-zoning classification, title, and densities permitted. If the pre-zoning process is underway, identify the timing for completion of the process.  
N/A

8. On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item:

- Agricultural Land Uses
- Williamson Act Contract
- Any other unusual features of the area or permits required: Inside the proposed Sphere of Influence, there are roughly 69,971 acres held by the Bureau of Land Management (BLM). This represents 43% of the total acreage in the proposed SOI.
- Agricultural Preserve Designation
- Area where Special Permits are Required

- 9. If a Williamson Act Contract(s) exists within the area proposed for annexation to a City, please provide a copy of the original contract, the notice of non-renewal (if appropriate) and any protest to the contract filed with the County by the City. Please provide an outline of the City's anticipated actions with regard to this contract.

Map Number	Williamson Act Number	GIS Acreage	APN	Contract Began	Contract Status
1	84-577a	237.33	04-66-041-23 04-66-111-02	2/10/1984	Active
2	84-577c, 68-60	76.23	04-66-041-17	2/10/1984	Active
3	83-566	74.55 74.60	04-66-101-07 04-66-101-06	2/7/1983	Active
4	84-580	38.73 32.64	04-66-101-04 04-66-121-25	1/1/1984	Active
5	84-577b	80.78	04-66-091-17	2/10/1984	Active

Source: Stanley R. Hoffman Associates, Inc.  
 County of San Bernardino Parcel Data  
 Christney Barilla, Senior Planner, Current Planning, County of San Bernardino

- 10. Will the proposal require public services from any agency or district which is currently operating at or near capacity (including sewer, water, police, fire, or schools)? YES \_\_\_ NO X If YES, please explain.

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**ENVIRONMENTAL INFORMATION**

1. Provide general description of topography. The Helendale CSD is located in a basin of the Mojave River, which generally flows northerly through the area. Lands directly east of the basin and northeast of the peak of Quartzite Mountain slope downward in the direction of the river. The land on the western side of the basin also generally slopes downward towards the Mojave River.

2. Describe any existing improvements on the site as % of total area.

Residential	<u>1.6%</u>	Agricultural	<u>1.8%</u>
Commercial	<u>Less than 1%</u>	Vacant	<u>95.2%</u>
Industrial	<u>Less than 1%</u>	Other	<u>1.5%</u>

3. Describe the surrounding land uses:

NORTH Agricultural with some rural residential

EAST Single family residential, floodways, agricultural, rural residential, and conservation

SOUTH Agricultural, rural residential, and conservation

WEST Conservation with sparse rural residential

4. Describe site alterations that will be produced by improvement projects associated with this proposed action (installation of water facilities, sewer facilities, grading, flow channelization, etc.).

Helendale CSD has planned to construct a water recharging facility that will allow them to purchase rights to water downstream. Future residential development may require connection into existing water and sewer systems or establishment of on-site systems that will be funded through connection fees and user charges.

5. Will service extensions accomplished by this proposal induce growth on this site? YES \_\_\_ NO X Adjacent sites? YES \_\_\_ NO X Unincorporated X Incorporated \_\_\_

Any proposed concentrated developments must pay to extend the existing sewer and water system to future residents, induced growth is not likely to result from this proposal under existing County of San Bernardino General Plan zoning.

6. Is this project a part of a larger project or series of projects? YES \_\_\_ NO X If YES, please explain.

\_\_\_\_\_

\_\_\_\_\_

**NOTICES**

Please provide the names and addresses of persons who are to be furnished mailed notice of the hearing(s) and receive copies of the agenda and staff report.

NAME Kimberly Cox TELEPHONE NO. (760) 951-0006

ADDRESS: P.O. Box 2608, Helendale, CA 92342

NAME Stanley R. Hoffman Associates TELEPHONE NO. (310) 820-2680

ADDRESS: 11661 San Vicente Boulevard, Suite 306, Los Angeles, CA 90049

**CERTIFICATION**

I hereby certify that the statements furnished above and in the attached supplements and exhibits present the data and information required for this initial evaluation 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. I understand that if this proposal is approved, the Commission will impose a condition requiring the applicant to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

DATE 8-8-08

*Kimberly Cox*  
SIGNATURE OF APPLICANT

Kimberly Cox  
PRINTED NAME OF APPLICANT

General Manager  
TITLE

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

- ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- CITY INCORPORATION SUPPLEMENT
- FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- ACTIVATION OF LATENT POWERS SUPPLEMENT

APPLICATION TO BE SUBMITTED TO:

LOCAL AGENCY FORMATION COMMISSION  
215 NORTH D STREET, SUITE 204  
SAN BERNARDINO, CA 92415-0490  
PHONE: (909) 383-9900 • FAX: (909) 383-9901  
E-MAIL ADDRESS: lafco@lafco.sbcounty.gov

## SUPPLEMENT SPHERE OF INFLUENCE CHANGE

**INTRODUCTION:** The questions on this form are designed to obtain data about the specific sphere of influence change proposal to allow the Commission, staff and others to adequately assess the project. You may also include any additional information that you believe is pertinent. Use additional sheets where necessary, and/or include any relevant documents.

1. Please provide an identification of the agencies involved in the proposed sphere of influence change(s):

**SPHERE EXPANSION**

Helendale Community Services District

**SPHERE REDUCTION**

\_\_\_\_\_

2. Provide a narrative description of the following factors of consideration as outlined in Government Code Section 56425. (If additional room for response is necessary, please attach additional sheets to this form.)

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

Under the existing land use and based on information for 2006, 95.2% of the land in the proposed SOI is vacant or unclassified. A large portion of these vacant lands are held by the Bureau of Land Management (BLM). In fact, 69,971 acres are owned by the BLM, which represents 43.0% of the total acreage in the proposed SOI. Aside from vacant territory, 1.6% of the total proposed SOI is being used as residential and 1.8% is being used for agricultural purposes. Less than 1% is used for commercial purposes. The remainder of the land is being used for equestrian, industrial mining, public, utility, and open space purposes. Based on the current County of San Bernardino General Plan, 58.4% of the acreage in the proposed SOI is planned as open space, and falls under the Resource Conservation (RC) land use designation. 32.5% of the acreage is planned for residential under Rural Living (RL), 4.8% is designated as Floodways (FW), 1.9% is designated as Single Residential (SR), 1.4% of the area is designated as Agricultural (AG) and 0.4% of the area is designated as Regional Industrial (RI). 0.2% of the area is designated as Neighborhood Commercial (CN), 0.1% of the area is designated as Industrial Commercial (IC), and 0.1% is designated as Multiple Residential (RM). The following tables illustrate the breakdown of planned and existing land uses in the project area.

## Existing Land Uses

Existing Land Use	Helendale CSD		Expansion Areas		Total Proposed SOI	
	Acres	Percent	Acres	Percent	Acres	Percent
Agricultural	899	1.2%	1,955	2.2%	2,854	1.8%
Commercial - Retail	17	0.0%	0	0.0%	17	0.0%
Equestrian	102	0.1%	31	0.0%	132	0.1%
Industrial	24	0.0%	7	0.0%	31	0.0%
Mining	0	0.0%	126	0.1%	126	0.1%
Public	885	1.2%	405	0.5%	1,290	0.8%
Residential - MF	22	0.0%	0	0.0%	22	0.0%
Residential - SF	1,211	1.6%	1,347	1.5%	2,558	1.6%
Utility	301	0.4%	261	0.3%	562	0.3%
Open Space - Maintained	41	0.1%	221	0.3%	262	0.2%
Bureau of Land Management	33,275	44.8%	36,695	41.5%	69,971	43.0%
Balance Vacant	13,641	18.4%	37,828	42.8%	51,469	31.7%
Unclassified	<u>23,808</u>	<u>32.1%</u>	<u>9,478</u>	<u>10.7%</u>	<u>33,286</u>	<u>20.5%</u>
<b>Total</b>	<b>74,224</b>	<b>100.0%</b>	<b>88,354</b>	<b>100.0%</b>	<b>162,578</b>	<b>100.0%</b>
<b>Land Area with Improvement</b>	<b>2,601</b>	<b>3.5%</b>	<b>2,398</b>	<b>2.7%</b>	<b>4,999</b>	<b>3.1%</b>

Source: Stanley R. Hoffman Associates, Inc.  
San Bernardino Associated Governments (SANBAG)  
United States Department of the Interior, Bureau of Land Management

## Proposed Land Uses

Code	Description	Helendale CSD		Expansion Areas		Total Proposed SOI	
		Acres	Percent	Acres	Percent	Acres	Percent
AG	Agricultural	759	1.0%	1,479	1.7%	2,238	1.4%
CG	General Commercial	12	0.0%	0	0.0%	12	0.0%
CN	Neighborhood Commercial	355	0.5%	0	0.0%	355	0.2%
CR	Rural Commercial	2	0.0%	0	0.0%	2	0.0%
FW	Floodway	2,923	3.9%	4,818	5.5%	7,742	4.8%
IC	Industry Commercial	238	0.3%	0	0.0%	238	0.1%
IR	Regional Industrial	0	0.0%	665	0.8%	665	0.4%
RC	Resource Conservation <sup>1</sup>	40,549	54.6%	54,270	61.4%	94,819	58.3%
RC-AP	Resource Conservation	0	0.0%	213	0.2%	213	0.1%
RL	Rural Living	7,477	10.1%	15,008	20.4%	25,485	15.7%
RL-20	Rural Living	319	0.4%	0	0.0%	319	0.2%
RL-40	Rural Living	0	0.0%	1,049	1.2%	1,049	0.6%
RL-5	Rural Living	18,170	24.5%	7,852	8.9%	26,022	16.0%
RM	Multiple Residential	182	0.2%	0	0.0%	182	0.1%
RS	Single Residential	3,089	4.2%	0	0.0%	3,089	1.9%
RS-20M	Single Residential	147	0.2%	0	0.0%	147	0.1%
<b>Total</b>		<b>74,224</b>	<b>100.0%</b>	<b>88,354</b>	<b>100.0%</b>	<b>162,578</b>	<b>100.0%</b>
	<b>Square Miles</b>	<b>116</b>		<b>138</b>		<b>254</b>	

1. Bureau of Land Management areas are included under Resource Conservation. It is estimated that at present there exist a total of 69,971 acres of BLM areas in the 'total proposed SOI' or 43.0 percent of total land. The existing CSD includes 33,275 acres of BLM areas or 44.8 percent of total land, while the expansion area includes 36,695 acres or 41.5 percent of land in that area.

Source: Stanley R. Hoffman Associates, Inc.  
County of San Bernardino Land Use Development Services Dept.

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

At its current level of development, residents in the expansion areas of the proposed Sphere of Influence rely on wells and septic systems for their water and waste needs. It is not economically feasible, nor is it desired by residents, to extend the sewer and water system to serve the existing dwellings in these areas. Rather, as concentrated development occurs in the expansion areas of the proposed SOI, developers will pay connection fees for a sewer and water system to serve future residents. In the meantime, existing residents in the proposed SOI have expressed a desire to have park and recreation services, street lighting services, solid waste disposal, and graffiti abatement, as provided by the Helendale CSD

The present capacity of public facilities and adequacy of public services that the agency to be expanded provides or is authorized to provide.

The wastewater treatment plant for Helendale CSD is permitted to operate at a capacity up to 1.2 million gallons per day. It currently operates at an average of 500,000 to 700,000 gallons per day. Therefore, approximately 50% of the capacity at the wastewater treatment plant is available for future needs. Helendale CSD also has an established system of wells that generate drinking water. In 2007, approximately 689.5 million gallons of potable water was produced to meet a demand of 684.5 million gallons. In the future, the CSD also plans to increase water production by developing a new well, and by rehabilitating older wells that have been out of commission.

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

Social and economic communities of interest in the proposed SOI include the Silver Lakes subdivision, the Helendale School District, Victor Valley Union High School District, Adelanto School District, Barstow Unified School District, Oro Grande School District and Helendale Fire Protection District (known as FP-5 Helendale)

3. If the proposal includes a city sphere of influence change, provide a written statement of whether or not agreement on the sphere change between the city and county was achieved. In addition, provide a written statement of the elements of agreement (such as, development standards, boundaries, zoning agreements, etc.) (See Government Code Section 56425)

N/A

4. If the proposal includes a special district sphere of influence change, provide a written statement: (a) specifying the function or classes of service provided by the district(s) and (b) specifying the nature, location and extent of the functions or classes of service provided by the district(s). (See Government Code Section 56425(h))

Currently, the Helendale CSD provides park and recreation services, solid waste disposal, street lighting, and graffiti abatement services to all residents within its boundary.

Sewer and water services are delivered to residents within the service area of the existing sewer and water system, which generally resembles the Silver Lakes subdivision area.

There are currently nine water generation sites that are strategically located around the Silver Lakes Development. The waste water treatment plant that services the CSD's sewer system is located along Helendale Road, one half mile north of Smithson Road. Also Helendale CSD recently purchased a 70 acre parcel that will be converted to parkland.

The planned park is located in the general vicinity of Helendale Road and Smithson Road. This park will have the capacity to serve residents in the existing CSD as well as residents in the proposed SOI.

5. For any sphere of influence amendment either initiated by an agency or individual, or updated mandated by Government Code Section 56425, the following service review information is required to be addressed in a narrative discussion, and attached to this supplemental form (See Government Code Section 56430):
- a. Growth and population projections for the affected area
  - b. Present and planned capacity of public facilities and adequacy of public services
  - c. Financial ability of agencies to provide services
  - d. Status of, and opportunities for, shared facilities
  - e. Accountability for community service needs, including governmental structure and operational efficiencies

The narrative description shall be signed and certified by an official of the agency(s) involved with the sphere of influence review as to the accuracy of the information provided. If necessary, attach copies of documents supporting statements.

**CERTIFICATION**

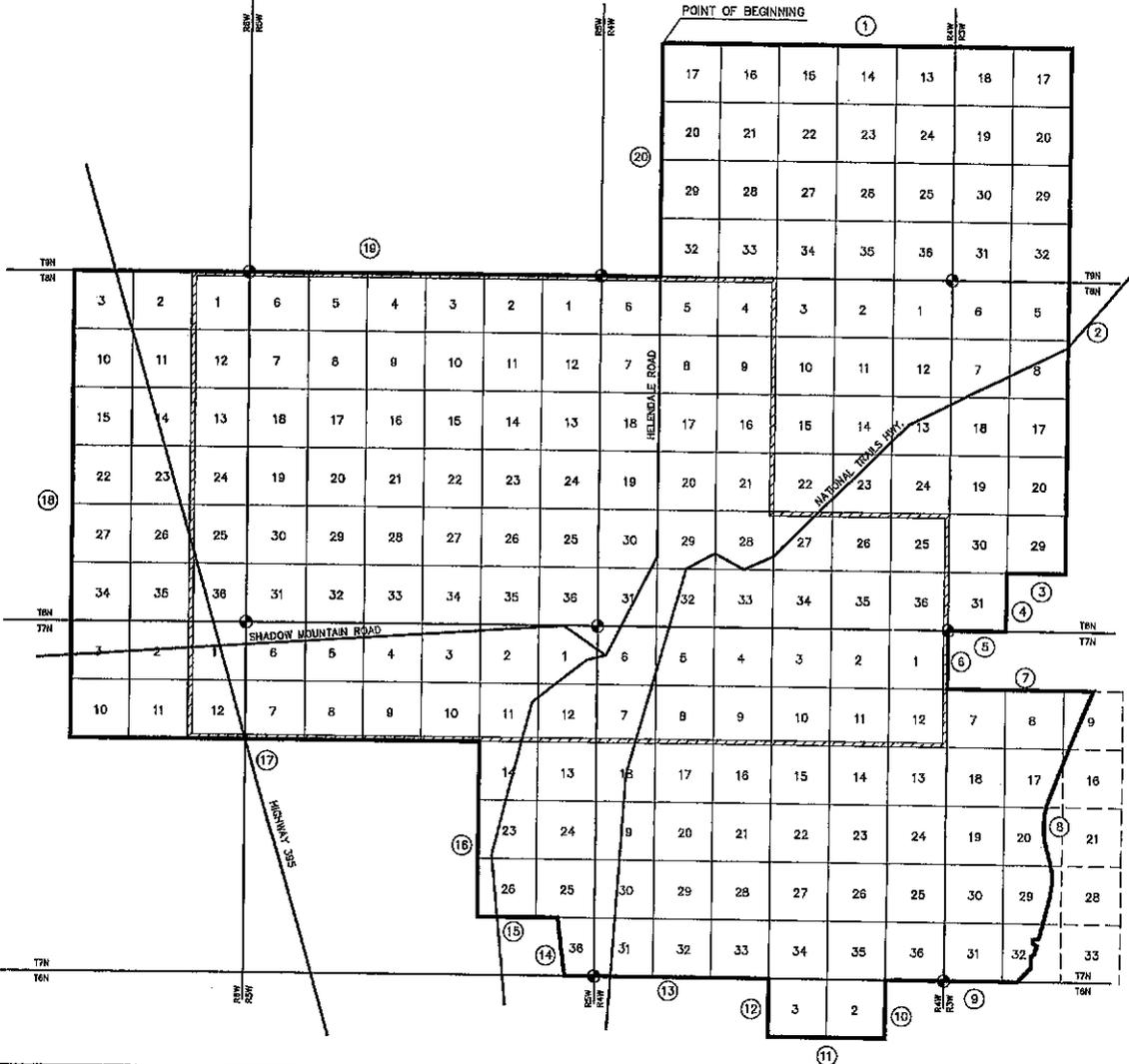
I hereby certify that the statements furnished above present the data and information required to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE 8-5-08

Kimberly Cox  
SIGNATURE OF APPLICANT  
Kimberly Cox  
PRINTED NAME  
General Manager  
TITLE

# EXHIBIT A-1

LAF  
SPHERE OF INF  
HELENDALE



- LEGEND:**
- ① INDICATES THE COURSE NUMBER PER THE LEGAL DESCRIPTION
  - INDICATES THE PROPOSED BOUNDARY
  - ⊕ INDICATES TOWNSHIP CORNERS
  - INDICATES EXISTING BOUNDARY
  - AREA THIS PROPOSAL CONTAINS 202 SQUARE MILES MORE OR LESS

	DESIGNED BY: RICK	<b>ALTO ENGINEERING CORP.</b> 17895 Highway 18, Ste 4 Apple Valley, CA. 92307 (760) 242-9200 • Fax (760) 242-0910	<b>HELENDALE C.S.D.</b> P.O. BOX 2808 26719 VISTA ROAD, STE 6 HELENDALE, CA. 92342 760-951-0046	SCALE: 1" = 5000'	INFLU HE H
	DRAWN BY: RICK			WORK ORDER NO.: 08-0030	
	CHECKED BY: CPC				
REV.	REVISION	DESCRIPTION	BY	DATE	

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