

IMPARTIAL ANALYSIS OF THE PROPOSED  
FORMATION OF THE PHELAN PIÑON HILLS COMMUNITY SERVICES  
DISTRICT, DETACHMENT FROM COUNTY SERVICE AREA 56 AND  
THE DISSOLUTION OF COUNTY SERVICE AREA 9,  
COUNTY SERVICE AREA 56 IMPROVEMENT ZONE F-1 AND  
COUNTY SERVICE AREA 70 IMPROVEMENT ZONES L AND P-4  
(LAFCO 3070)

This is a ballot measure to determine if the registered voters within the combined communities of Phelan and Piñon Hills wish to create a locally-governed community services district authorized to provide water, park and recreation, and streetlighting services.

The area proposed for formation of the Phelan Piñon Hills Community Services District (PPHCSD) consists of approximately 128 square miles (81,920 acres) located north of the San Bernardino National Forest boundary, east of the Los Angeles County Line, south of the community of El Mirage, and west of the spheres of influence and/or boundaries of the Cities of Adelanto, Victorville and Hesperia. The map and legal description of the proposed District boundaries are on file and available for review in the office of the Local Agency Formation Commission and on its website at [www.sbclafco.org](http://www.sbclafco.org).

The essence of this formation proposal is to:

1. Transfer responsibility for the existing operations for water, park and recreation, and streetlighting services within the communities provided by the County to the new agency; and,
2. Create the PPHCSD, an independent special District governed by a five-member Board of Directors, to assume these responsibilities and all functions, obligations, assets, liabilities, and equipment of the former agencies.

Revenues for the new District will accrue from two primary sources. First, the new District will directly receive the existing property tax revenues previously distributed to County Service Area (CSA) 9, CSA 56 Improvement Zone F-1 (for park and recreation services only), and CSA 70 Improvement Zone L. No change in property tax rates will occur as a result of the approval of LAFCO 3070. Second, the new District will inherit the existing fee schedules and operational accounts for CSA 9, CSA 56 Improvement Zone F-1 (park and recreation), and CSA 70 Zone L (water services) and the existing charges for service will accrue to the new District. The Local Agency Formation Commission has reviewed these revenues and the anticipated expenditures for the first three years of the agency's existence, and has determined that based upon the information available the formation of the PPHCSD is financially feasible.

Voters who believe that this new independent agency should be formed should vote “yes” on this measure. Voters who believe that the governmental structure for the identified services should remain unchanged should vote “no” on this measure.

Regardless of your position on the basic question of formation, you should select five persons to serve on the District Board of Directors. If this formation receives a majority of “yes” votes, the five candidates receiving the most votes will take office as the new Board of Directors.

This impartial analysis was approved by the Local Agency Formation Commission on October 24, 2007.

LOCAL AGENCY FORMATION COMMISSION

KATHLEEN ROLLINGS-McDONALD  
Executive Officer

10/9/07

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