

**Phelan Piñon Hills Community Services
District Application and Plan for Service**

Attachment 2

SAN BERNARDINO LAFCO APPLICATION 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 San Bernardino LAFCO, 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: Phelan Piñon Hills Community Services District Sphere of Influence Amendment (Expansion) and Reorganization to Include Annexation of Selected Properties into the Phelan Piñon Hills Community Services District and Detachment from County Service Area 70 Zone P-6

2. NAME OF APPLICANT: Phelan Piñon Hills Community Services District (CSD)
 MAILING ADDRESS: 4176 Warbler Road
Phelan, CA 92371
 PHONE: (760) 868-1212
 FAX: (760) 868-2323
 E-MAIL ADDRESS: dbartz@pphcsd.org

3. GENERAL LOCATION OF PROPOSAL:

The Phelan Piñon Hills CSD's sphere of influence (SOI) expansion proposal includes an area located within the unincorporated San Bernardino County, adjacent to the existing CSD's northern boundary. The annexation would also require an expansion of the existing CSD sphere of influence boundary and would include five properties within the SOI expansion area: 0457-102-06, 0457-102-10, 0457-112-01, 0457-161-10, and 0457-102-09.

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.

The Phelan Piñon Hills CSD obtained ownership of former dairy farm lands for additional water rights. Currently, property taxes of \$29,264 are being paid for these properties that are outside of the current CSD boundary. One parcel is still in the process of being transferred to Phelan Piñon Hills CSD ownership. Upon the transfer, the Phelan Piñon Hills CSD property taxes would become \$31,359. Upon expansion of the CSD's Sphere of Influence and annexation of the five (5) subject properties into the district, the

CSD can apply for property tax exempt status since these parcels would be within a governmental boundary. Also, the CSD would be able to provide a higher level of services to the annexation area for management of collection, transfer, and disposal of solid waste and parks and recreation, and would extend water service and street lighting service under the appropriate economic conditions only when extension of these services would be feasible.

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

The annexation of the five (5) subject properties are only for the purposes of additional water rights for the PPHCSD and not for the purpose of development or urbanization.

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area (defined in acres):

Estimated acres in the proposed sphere expansion/reorganization area totals 2.078.

2. Current dwelling units in area classified by type (Single Family detached, multi-family (duplex, four-plex, 10-unit), apartments)

Census 2010 estimated four (4) single family detached housing units for the sphere expansion/reorganization area.

3. Approximate current population in area:

U. S. Census 2010 total estimated population in the proposed sphere expansion/reorganization area is six (6).

4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):

Not applicable

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):

Agriculture

Industrial

Rural Living-5 (5 acre minimum lot size)

Rural Living (2.55 acre minimum lot size)

5. Describe any special land use concerns expressed in the above plans. In addition, for a City Annexation or Reorganization, provide a discussion of the land use plan's consistency with the regional transportation plan as adopted pursuant to Government Code Section 65080 for the subject territory:

Not applicable

6. Indicate the existing land use.

- Dairy – 157 acres
- Field Crops – 240 acres
- Heavy Industrial – 112 acres
- Misc. Residential Structure – 5 acres
- Stable – 5 acres
- Vacant Land – 1,195 acres
- Water Well Site – 364 acres

What is the proposed land use?

No proposed land use changes although the Dairy is no longer operating and the property will be used to provide water rights to PPHC SD.

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

Not applicable

- a. Has pre-zoning been completed? YES ___ NO X
- b. If the response to "a" is NO, is the area in the process of pre-zoning? YES ___ NO X

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.

Not applicable

8. 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.

9. 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: _____
- Agricultural Preserve Designation
- Area where Special Permits are Required

10. 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.

No Williamson Act Contracts exist within the sphere expansion/reorganization area according to the Williamson Act map of San Bernardino County (north) from the California Department of Conservation, Division of Land Resource Protection.

- 11. Provide a narrative response to the following factor of consideration as identified in §56668(o): *The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services:*

The Phelan Piñon Hills CSD currently practices environmental justice in providing the following four (4) public services within its existing boundaries: 1) water; 2) solid waste management; 3) parks and recreation; and, 4) street lighting. The CSD will continue to practice the principals of environmental justice upon annexation into the CSD.

Currently, the CSD provides domestic water and water quality services to residents within the CSD boundaries, except for residents or businesses within the Sheep Creek Mutual Water Company boundary. These services are not anticipated to be extended to the properties within annexation area. However, if they are extended, it would only be under the proper economic and development conditions, and would be the cost responsibility of the affected property owners.

Phelan Piñon Hills CSD provides street lighting in the business district and on selected public rights-of-way and intersections generally in and around the downtown Phelan area. While the annexation area will have access to the street lighting services that the Phelan Piñon Hills CSD operates, no street lighting services are anticipated to be provided at this time. These services would only be extended under the proper economic and development conditions, and with future residents of these areas subject to any applicable costs.

ENVIRONMENTAL INFORMATION

- 1. Provide general description of topography.

The sphere expansion/reorganization area is located in a relatively level area of the High Desert region in San Bernardino County.

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

Residential	<u>0.00%</u>	Agricultural	<u>0.001%</u>
Commercial	<u>0.00%</u>	Vacant	<u>0.00%</u>
Industrial	<u>1.10%</u>	Other	<u>0.80%</u>

- 3. Describe the surrounding land uses:

NORTH Agricultural and Vacant
 EAST Residential and Vacant
 SOUTH Vacant

WEST Residential and Vacant

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.).

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

6. Are there any existing out-of-agency service contracts/agreements within the area? YES
NO ___ If YES, please identify.

The proposed sphere expansion/reorganization area currently relies on San Bernardino County Solid Waste Management Division (SWMD) under contract with AVCO/Burrtec for solid waste disposal services, source reduction, recycling and composting activities. The Phelan Piñon Hills CSD contracts with CR&R to provide these same services within the Phelan Piñon Hills CSD boundary. After the annexation, the Phelan Piñon Hills CSD would arrange for the waste handling services within the proposed annexation area within the legislatively specified time period.

7. Is this project a part of a larger project or series of projects? YES ___ NO 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 Don Bartz, General Manager

TELEPHONE NO. (760) 868-1212

ADDRESS: 4176 Warbler Road
Phelan, CA 92371

CERTIFICATION

As a part of this application, the Phelan Piñon Hills Community Services District (the applicant) agrees to defend, indemnify, hold harmless, and release the San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, and expenses, including attorney fees. The person signing this application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I/We understand that if this application 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.

As the proponent, I/We acknowledge that annexation to the Phelan Piñon Hills Community Services District may result in the imposition of taxes, fees, and assessments existing within the district on the effective date of the change of organization. I hereby waive any rights I may have under Articles XIII C and XIII D of the State Constitution (Proposition 218) to a hearing, assessment ballot processing or an election on those existing taxes, fees and assessments.

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.

DATE 01/21/2015



SIGNATURE OF APPLICANT

Don Bartz

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 OR DIVESTITURE OF FUNCTIONS AND/OR SERVICES FOR SPECIAL DISTRICTS SUPPLEMENT

**SUPPLEMENT
ANNEXATION, DETACHMENT, REORGANIZATION PROPOSALS**

INTRODUCTION: The questions on this form are designed to obtain data about the specific annexation, detachment and/or reorganization proposal to allow the San Bernardino LAFCO, its staff and others to adequately assess the project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, and/or include any relevant documents.

1. Please identify the agencies involved in the proposal by proposed action:

ANNEXED TO
Phelan Piñon Hills

Community Services District

DETACHED FROM

CSA 70P-6 Park District

2. Will the territory proposed for change be subject to any new or additional special taxes, any new assessment districts, or fees? No

3. Will the territory be relieved of any existing special taxes, assessments, district charges or fees required by the agencies to be detached?

Yes. Within the proposed annexation area (properties: 0457-102-06; 0457-102-10; 0457-112-01; 0457-161-10; and 0457-102-09), there is a per parcel charge of \$9.30 that is collected for CSA 70P-6 Park District. However, upon annexation, these parcels would be detached from CSA 70 Zone P-6, and any parcel charges would be exempted from payment by the district.

4. Provide a description of how the proposed change will assist the annexing agency in achieving its fair share of regional housing needs as determined by SCAG.

The SCAG fair share housing requirements do not apply to the Phelan Piñon Hills CSD for the proposed annexation area. The County is and will remain the land use authority for the annexation. No change in land use will occur by the proposed annexation to the Phelan Piñon Hills CSD, and no significant development is planned for the annexation area for the next five (5) years. Future development would have to meet the County's fair share of regional housing needs as determined by SCAG.

5. **PLAN FOR SERVICES:**

For each item identified for a change in service provider, a narrative "Plan for Service" (required by Government Code Section 56653) must be submitted. This plan shall, at a minimum, respond to each of the following questions and be signed and certified by an official of the annexing agency or agencies.

1. A description of the level and range of each service to be provided to the affected territory.
2. An indication of when the service can be feasibly extended to the affected territory.

3. An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the affected territory.
4. The Plan shall include a Fiscal Impact Analysis which shows the estimated cost of extending the service and a description of how the service or required improvements will be financed. The Fiscal Impact Analysis shall provide, at a minimum, a five (5)-year projection of revenues and expenditures. A narrative discussion of the sufficiency of revenues for anticipated service extensions and operations is required.
5. An indication of whether the annexing territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.
6. If retail water service is to be provided through this change, provide a description of the timely availability of water for projected needs within the area based upon factors identified in Government Code Section 65352.5 (as required by Government Code Section 56668(k)).

The Plan for Service and Fiscal Analysis, Sphere of Influence Expansion and Annexation Study, Phelan Piñon Hills Community Services District, County of San Bernardino, February 9, 2015, prepared by Stanley R. Hoffman Associates, Inc. is submitted with this application.

CERTIFICATION

As a part of this application, the Phelan Piñon Hills Community Services District (the applicant) and/or the _____ (real party in interest: subject landowner and/or registered voter) agree to defend, indemnify, hold harmless, and release the San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, and expenses, including attorney fees. The person signing this application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I/We understand that if this application 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.

As the proponent, I/We acknowledge that annexation to the Phelan Piñon Hills Community Services District may result in the imposition of taxes, fees, and assessments existing within the district on the effective date of the change of organization. I hereby waive any rights I may have under Articles XIII C and XIII D of the State Constitution (Proposition 218) to a hearing, assessment ballot processing or an election on those existing taxes, fees and assessments.

I hereby certify that the statements furnished above and the documents attached to this form 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 6/22/2015


SIGNATURE OF APPLICANT

Plan for Service and Fiscal Impact Analysis:
Sphere of Influence Expansion and Annexation Study
Phelan Piñon Hills Community Services District
County of San Bernardino

Prepared for:

Phelan Piñon Hills Community Services District
4176 Warbler Road
Phelan, CA 92371
Attn: Don Bartz, General Manager
(760) 868-1212


February 9, 2015

SRHA Job #1261

CERTIFICATION

The Phelan Piñon Hills Community Services District hereby certifies that this document presents the data and information required for the Plan for Service and Fiscal Impact Analysis for the *Phelan Piñon Hills Community Services District Sphere of Influence Expansion and Annexation Study* 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 6/22/2015



SIGNATURE OF APPLICANT

Don Bartz, General Manager

Phelan Piñon Hills Community Services District

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EXECUTIVE SUMMARY

Proposed Boundary Changes. The Phelan Piñon Hills Community Services District (CSD) proposes to expand its boundaries in the following steps:

- 1) First, a Sphere of Influence (SOI) expansion is proposed, as shown in Table 1 and Figure 1. As shown in Table 1, this would encompass about 2,078 acres on fifty seven (57) parcels with an estimated 4 housing units and 6 persons; additionally, one facility with an estimated 50 employees is within the proposed sphere of influence expansion area.
- 2) Second, this is to allow the Phelan Piñon Hills CSD to subsequently annex recently purchased agricultural parcels within the proposed SOI area into its existing boundary, as shown in Table 2 and Figure 2. The Phelan Piñon Hills CSD obtained ownership of former dairy farm lands for additional water rights. Currently, as shown in Table 2, the proposed annexation areas includes five (5) parcels, totaling about 475 acres with no existing population, housing units, or employment.

The Phelan Piñon Hills CSD is currently responsible for providing selected public services within its boundary, including water services, management of collection, transfer, and disposal of solid waste, parks and recreation, and street lighting services. These services would be authorized to be extended by the Phelan Piñon Hills CSD to the annexation areas under appropriate conditions, although because there is no existing or planned development within the proposed annexation areas, these services are not planned to be extended.

The County of San Bernardino provides other services, such as general government, selected countywide services, sheriff patrol, and land management and development services. In addition, various County special districts provide fire and emergency services, transportation and roads, libraries, flood control and school districts. These services provided by the County of San Bernardino and selected special districts are not proposed to change.

The Local Agency Formation Commission (LAFCO) for San Bernardino County requires a jurisdiction to submit a Plan for Service and Fiscal Impact Analysis when the jurisdiction is affected by a proposed change in boundaries, formation, or organization. The purpose of this study is to show that any required infrastructure or service responsibilities of the Phelan Piñon Hills CSD can be provided to the proposed annexation areas that meet LAFCO's requirements.

Table 1
Summary of Demographics and Land Use
PPHCSD Proposed Sphere of Influence (SOI) Area

Variable	Total
Population	6
Housing Units	4
Parcels	57
Employment (jobs)	50
Sphere of Influence Acres	2,078

1. Estimated population and housing units are based on data from the 2010 U.S. Census; parcel information is from the County Assessor's parcel file; and estimated employment is based on information from CSD staff.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Census, 2010
San Bernardino County Assessor
Phelan Piñon Hills CSD

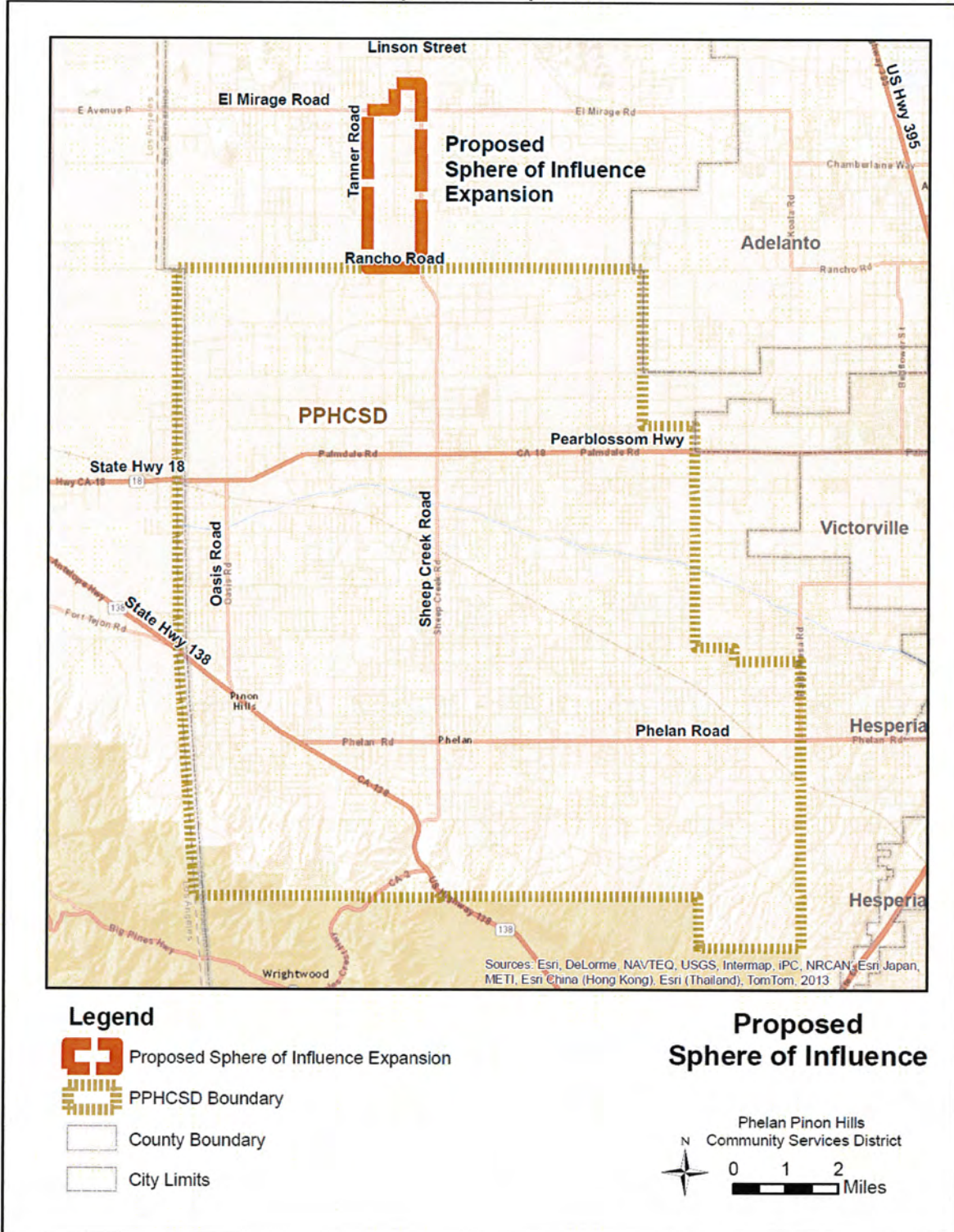
Table 2
Summary of Demographics and Land Use
PPHCSD Proposed Annexation Area

Variable	Total
Population	0
Housing Units	0
Parcels	5
Employment (jobs)	0
Annexation Acres	475

1. The proposed annexation parcels do not have any existing population, housing units or employment.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Census, 2010
San Bernardino County Assessor
Phelan Piñon Hills CSD

**Figure 1
Regional Map
PPHCSD Proposed SOI Expansion Area**



Estimated Fiscal Impacts. As shown in Table 3, the revenue impact is estimated as a property tax savings of \$31,359 to the PPHCSD upon annexation. This is based on the district obtaining a public agency property tax exemption upon annexation. As shown in Table 1, four (4) of the parcels are owned by the district and a fifth parcel is in the process of remediation. Upon completion of this process, the ownership of this parcel would transfer to the PPHCSD.

The solid waste handling program is estimated to generate no additional ongoing revenue to the PPHCSD from the annexation. Other public services provided by the district, such as water services, parks and recreation and street lighting services, would experience no fiscal impact because no services by the district are anticipated to be extended to the annexation parcels.

The parcels within the proposed annexation area are currently provided park and recreation services by the CSA 70 Zone P-6 and there is a per parcel charge of \$9.30 that is collected for the area as shown on the parcel bills in Appendix Figures A-1 through A-5. However, upon annexation, these parcels would be detached from CSA 70 Zone P-6, and any parcel charges would be exempted from payment by the district.

**Table 3
Annexation Parcels
PPHCSD Proposed Annexation Area**

APN	Parcel Ownership	Parcel Acres	Total Property Tax (2013)
0457-102-06	Phelan Piñon Hills CSD	77.13	\$5,389
0457-102-10 ¹	Phelan Piñon Hills CSD	75.09	\$5,247
0457-112-01	Phelan Piñon Hills CSD	163.15	\$8,088
0457-161-10	Phelan Piñon Hills CSD	<u>157.48</u>	<u>\$10,540</u>
	Current Total	472.85	\$29,264
0457-102-09 ²	Meadowbrook Dairy Real Estate, LLC ²	2.11	\$2,095
	Future Total	474.95	\$31,359

1. APNs 0457-102-09 and 0457-102-10 are the results of a split from APN 0457-102-05.
2. APN 0457-102-09 is under the ownership of Meadowbrook Dairy Real Estate, LLC, pending the the completion of a remediation project on the property. After the remediation is completed, the the land will transfer over to the Phelan Piñon Hills CSD.

Sources: Stanley R. Hoffman Associates, Inc.
County of San Bernardino, Office of the Assessor

CHAPTER 1 INTRODUCTION

1.1 Purpose of the Study

The Local Agency Formation Commission (LAFCO) for San Bernardino County requires a jurisdiction to submit a Plan for Service and Fiscal Impact Analysis when the jurisdiction is affected by a proposed change in boundaries, formation, or organization. The Phelan Piñon Hills Community Services District (CSD) proposes to expand its sphere of influence north of its existing boundary as shown in Figure 1-1. The Sphere of Influence (SOI) expansion would allow the annexation of existing, but no longer active, agricultural properties into the Phelan Piñon Hills CSD boundaries.

The Phelan Piñon Hills CSD is currently responsible for providing selected public services within its boundary, including water services, management of collection, transfer, and disposal of solid waste, parks and recreation, and street lighting services. These services would be authorized to be extended by the Phelan Piñon Hills CSD to the annexation areas under appropriate conditions.

The Phelan Piñon Hills Community Services District (CSD) proposes to expand its boundaries in the following steps:

- 1) First, a Sphere of Influence (SOI) expansion is proposed, as shown in Table 1 and Figure 1. As shown in Table 1, this would encompass about 2,078 acres on fifty seven (57) parcels with an estimated 4 housing units and 6 persons; additionally, one facility with an estimated 50 employees is within the proposed sphere of influence expansion area.
- 2) Second, this is to allow the Phelan Piñon Hills CSD to subsequently annex recently purchased agricultural parcels within the proposed SOI area into its existing boundary, as shown in Table 2 and Figure 2. The Phelan Piñon Hills CSD obtained ownership of former dairy farm lands for additional water rights. Currently, as shown in Table 2, the proposed annexation areas includes five (5) parcels, totaling about 475 acres with no existing population, housing units, or employment.

The County of San Bernardino provides other services, such as general government, selected countywide services, sheriff patrol, and land management and development services. In addition, various County special districts provide fire and emergency services, transportation and

roads, libraries, flood control and school districts. These services provided by the County of San Bernardino and selected special districts are not proposed to change.

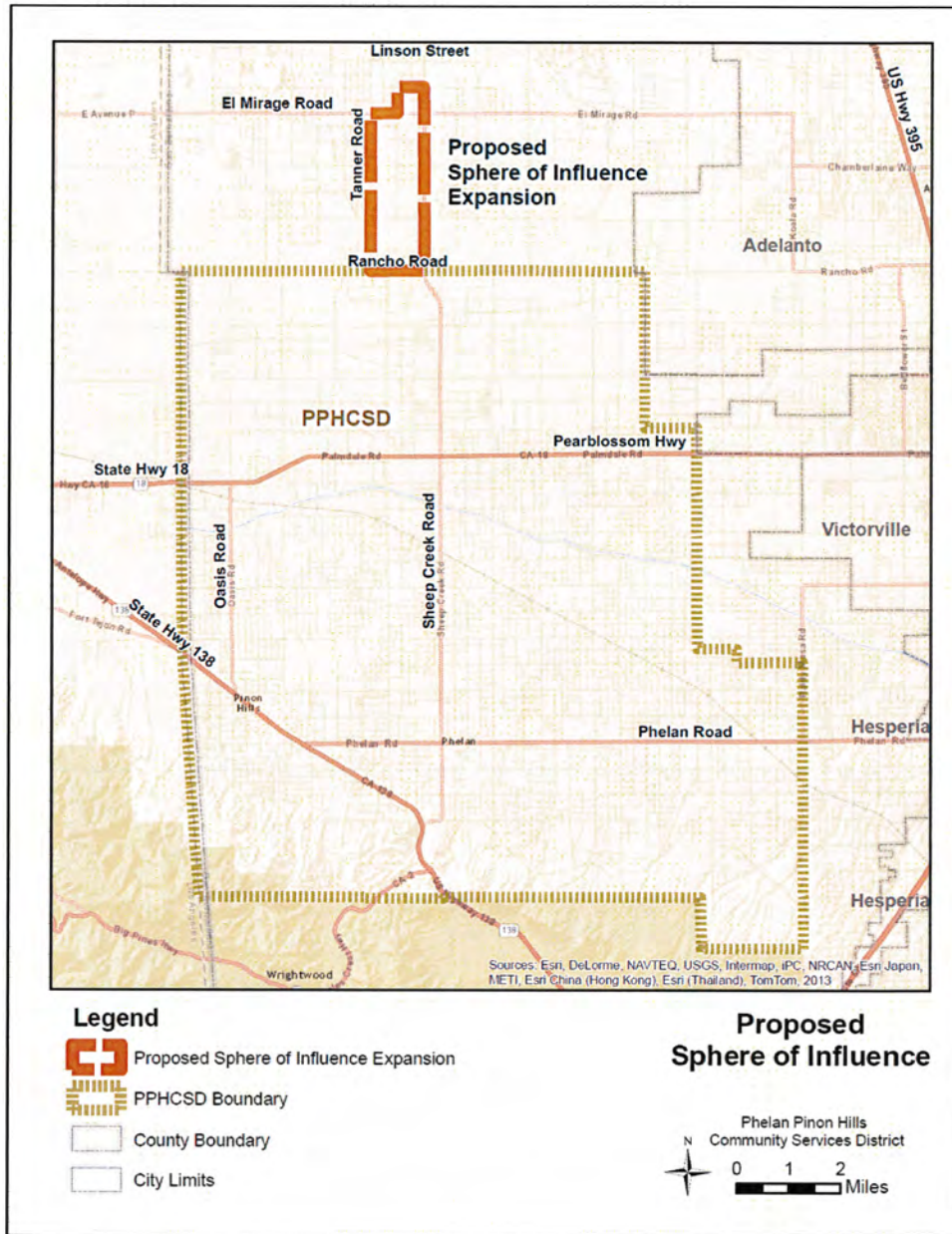
The purpose of this study is to show that the selected infrastructure improvements and services can be provided to developments within the annexation areas that meet the appropriate service criteria. Per the LAFCO August 2012 *Policy and Procedure Manual*, the Plan for Service must include the following components:

- a. *A description of the level and range of each service to be provided to the affected territory.*
- b. *An indication of when those services can feasibly be extended to the affected territory.*
- c. *An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the affected territory.*
- d. *The Plan shall include a Fiscal Impact Analysis which shows the estimated cost of extending the service and a description of how the service or required improvements will be financed. The Fiscal Impact Analysis shall provide, at a minimum, a five (5)-year projection of revenues and expenditures. A narrative discussion of the sufficiency of revenues for anticipated service extensions and operations is required.*
- e. *An indication of whether the affected territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.*
- f. *If retail water service is to be provided through this change of organization, provide a description of the timely availability of water for projected needs within the area based upon the factors identified in Government Code Ch3 65352.5.*

1.2 Rationale for the Proposed Annexations

The Phelan Piñon Hills CSD obtained ownership of former dairy farm lands for additional water rights. Currently, property taxes of \$29,264 are being paid for these properties that are outside of the current CSD boundary. One parcel is still in the process of being transferred to Phelan Piñon Hills CSD ownership. Upon the transfer, the Phelan Piñon Hills CSD property taxes would become \$31,359. Upon expansion of the CSD's Sphere of Influence and annexation into the district, the CSD can apply for property tax exempt status since these parcels would be within a governmental boundary.

**Figure 1-1
Regional Map
PPHCSD Proposed SOI Expansion Area**



1.3 Organization of the Report

Chapter 1 explains the purpose of the study and the rationale for sphere of influence expansion and the annexation of the proposed former dairy farm areas into the Phelan Piñon Hills CSD. Chapter 2 provides a description of the existing residential and non-residential development within the area and the growth potential in the annexation area over a projected five-year period. It also presents the County of San Bernardino General Plan Land Uses. Chapter 3 describes the

services provided both “before” and “after” the proposed annexation. Chapter 4 discusses the fiscal impact analysis of the new services for the annexation areas. The report concludes with supporting appendices and a list of the project references used in the preparation of this report.

CHAPTER 2 PROJECT DESCRIPTION

2.1 Existing Development in the SOI Area

Table 2-1 shows building and parcel square feet, and acres, for existing land uses in the proposed sphere of influence (SOI) expansion area by category. The total building and parcel square footages were aggregated using parcel files from the office of the County Assessor which shows about \$9.9 million of total assessed valuation. Development is only shown in the field crop and stable categories with an estimated total of 2,614 building square feet. The agricultural properties once had operational dairies, which are now closed. There is also an industrial facility building, estimated at about 56,500 from Google Earth for Aerochem, Inc. There are also four (4) dwelling units within the SOI expansion area, but the current assessor's file does not show any residential square feet for these units. Overall, the total property within the proposed SOI expansion area is estimated at 2,078 acres. The proposed annexation area consists primarily of vacant agricultural land, which is estimated at about 475 acres, about 23 percent of the total SOI expansion area.

Figure 2-1 shows existing land uses for the proposed SOI expansion area, including agricultural, industrial, and single-family residential designated land uses. Based on data from the U.S. Census, the proposed SOI expansion area had four (4) housing units and an estimated population of six (6) in 2010. The total employment was estimated at 50 jobs for the area for Aerochem, Inc. by Phelan Piñon Hills CSD staff.

**Table 2-1
SOI Area Existing Square Feet and Acres by Land Use
PPHCSD Proposed SOI Expansion Study**

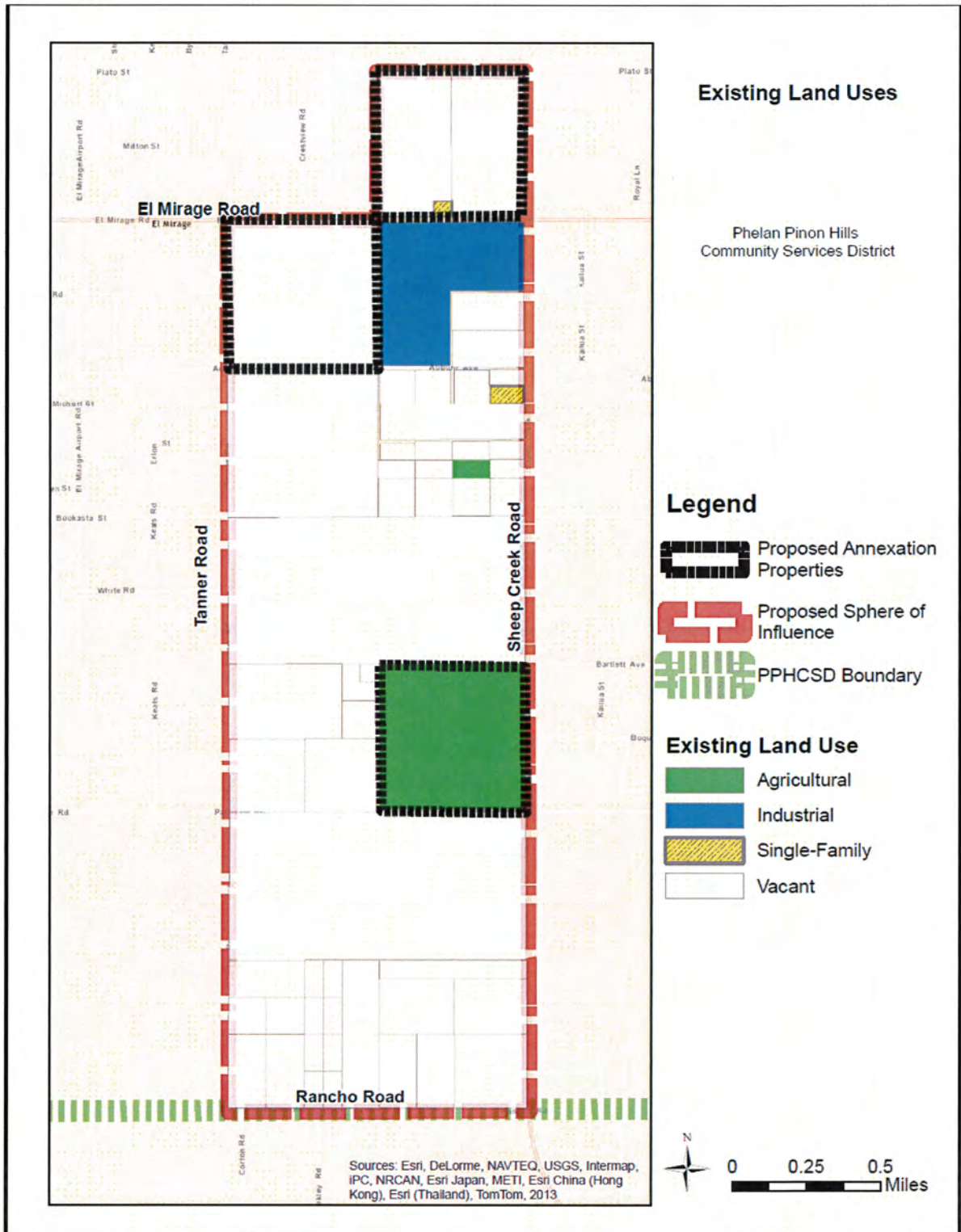
Land Use Category	Building Square Feet	Parcel Square Feet	Parcel Acres	Parcel Acres as % of Total Acres	Land Value (2013)	Improvement Value (2013)	Total Value (2013)
Dairy	0	6,859,868	157	8%	\$466,168	\$2,606,420	\$3,072,588
Field Crops	920	10,466,199	240	12%	\$607,029	\$75,877	\$682,906
Heavy Industrial ¹	56,500	4,889,173	112	5%	\$113,022	\$1,310,320	\$1,423,342
Misc. Residential Structure ²	0	204,833	5	0%	\$41,829	\$21,017	\$62,846
Stable	1,694	222,187	5	0%	\$22,639	\$88,889	\$111,528
Vacant Land	0	52,048,128	1,195	57%	\$3,898,018	\$0	\$3,898,018
Water Well Site	0	15,847,318	364	18%	\$657,975	\$10,000	\$667,975
Total	59,114	90,537,706	2,078	100%	\$5,806,680	\$4,112,523	\$9,919,203

1. The 56,500 square feet of heavy industrial building space was estimated using Google Earth.

2. While the 2010 U.S. Census shows 4 dwelling units within the SOI area, the current assessor file does not show any residential square feet.

Sources: Stanley R. Hoffman Associates, Inc.
County of San Bernardino, Office of the Assessor
Google Earth

**Figure 2-1
Existing Land Uses
PPHCSD Proposed SOI Expansion Area**



2.2 Land Transfer

Two deeds were granted to the Phelan Piñon Hills CSD in 2012 and 2013. Meadowbrook Dairy Real Estate, LLC transferred assessor parcel numbers (APNs) 0457-102-05, 0457-102-06, and 0457-161-10 to Phelan Piñon Hills CSD as donation properties in April of 2013. Meadowbrook Dairy Real Estate, LLC also transferred parcel number 0457-112-01 in December of 2012. Both transactions give the Phelan Piñon Hills CSD rights to 2,335 acre feet of water on the transferred properties, which are within the proposed annexation areas. The APN 0457-102-05 was split into two parcels numbered 0457-102-09 and 0457-102-10. As of December 2013, the parcel numbered 0457-102-09 has not yet been transferred to the Phelan Piñon Hills CSD due the landowner's need to complete remediation work on a gasoline tank on that portion of the property. Table 2-2 presents the APN, parcel ownership, and parcel acres, based on information from the County Assessor and as shown in Figure 2-2. Upon completion of the remediation on APN 0457-102-09, the proposed annexation area will include 474.95 acres that are either currently owned or will be owned by the Phelan Piñon Hills CSD via an agreement with the Meadowbrook Dairy.

**Table 2-2
Annexation Parcels
PPHCSD Proposed Annexation Area**

(In Constant 2013 Dollars)

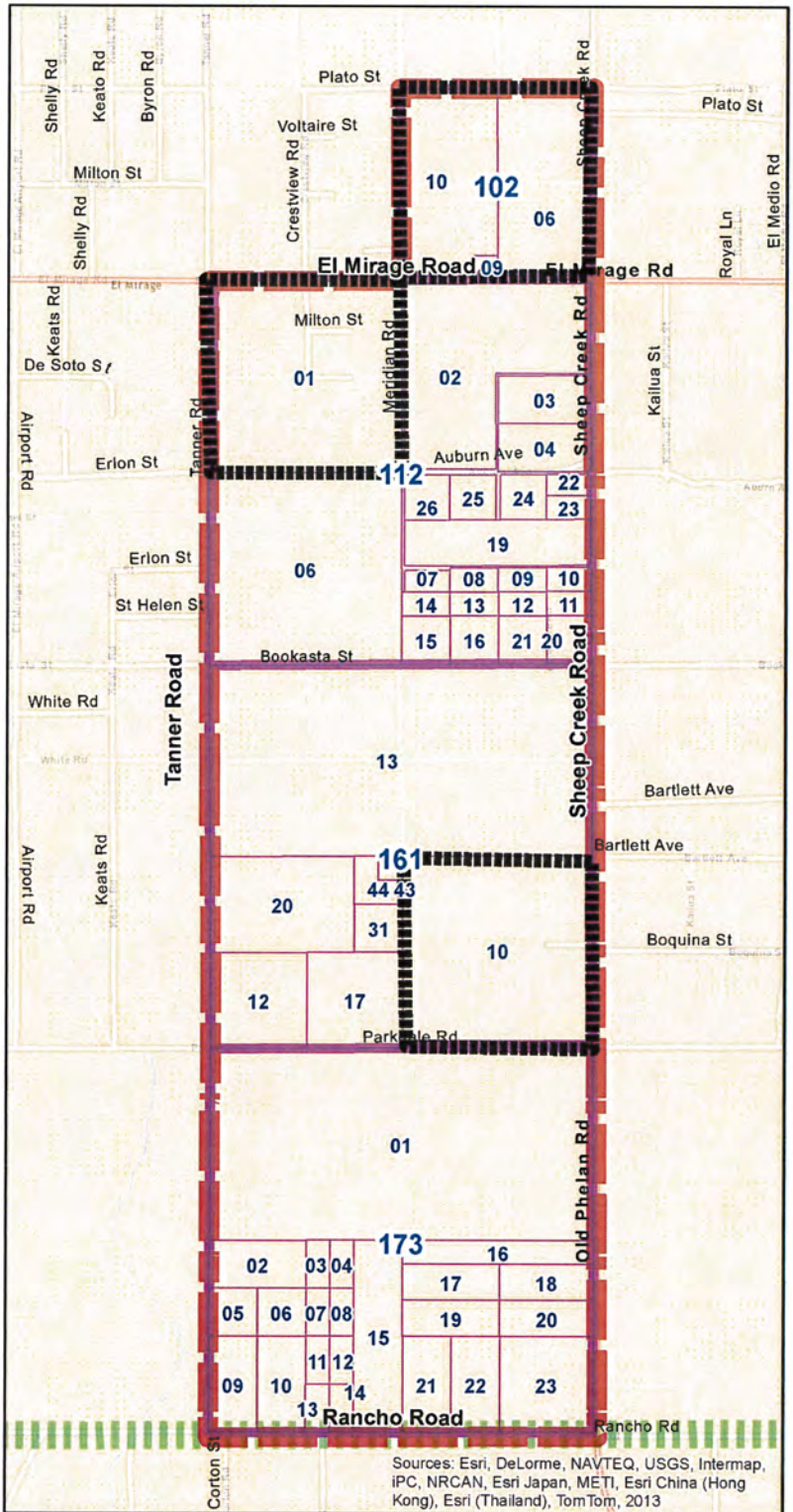
APN	Parcel Ownership	Parcel Acres
0457-102-06	Phelan Piñon Hills CSD	77.13
0457-102-10 ¹	Phelan Piñon Hills CSD	75.09
0457-112-01	Phelan Piñon Hills CSD	163.15
0457-161-10	Phelan Piñon Hills CSD	<u>157.48</u>
	Current Total	472.85
0457-102-09 ¹	Meadowbrook Dairy Real Estate, LLC ²	2.11
	Future Total	474.95

1. APNs 0457-102-09 and 0457-102-10 are the results of a split from APN 0457-102-05.

2. APN 0457-102-09 is under the ownership of Meadowbrook Dairy Real Estate, LLC, pending the completion of a remediation project on the property. After the remediation is completed, the land will transfer over to the Phelan Piñon Hills CSD.

Sources: Stanley R. Hoffman Associates, Inc.
County of San Bernardino, Office of the Assessor

**Figure 2-2
Proposed Annexation Area Parcels
PPHCSD Proposed SOI Expansion Area**



Existing Parcel Map

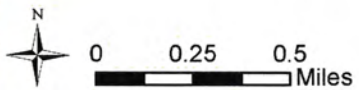
Phelan Pinon Hills
Community Service District

Legend

-  Parcel Book 0457, Page
-  Parcels
-  Proposed Annexation Properties
-  Proposed Sphere of Influence
-  PPHCSD Boundary

Parcel #'s within PPHCSD Boundary:

- 0457-102-06
- 0457-102-09
- 0457-102-10
- 0457-112-01
- 0457-161-10



Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, IPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

2.3 General Plan Land Uses

Figure 2-3 shows the General Plan land use designations for the proposed SOI expansion area, which includes Agriculture, Industrial, Rural Living-5 (5 acre minimum lot size) and Rural Living (2.5 acre minimum lot sizes) land use designations. No Williamson Act contracts exist within the annexation area, according to the Williamson Act Map of San Bernardino County (north) from the California Department of Conservation, Division of Land Resource Protection.

**Figure 2-3
General Plan Land Uses
PPHCSD Proposed SOI Expansion and Annexation Area**

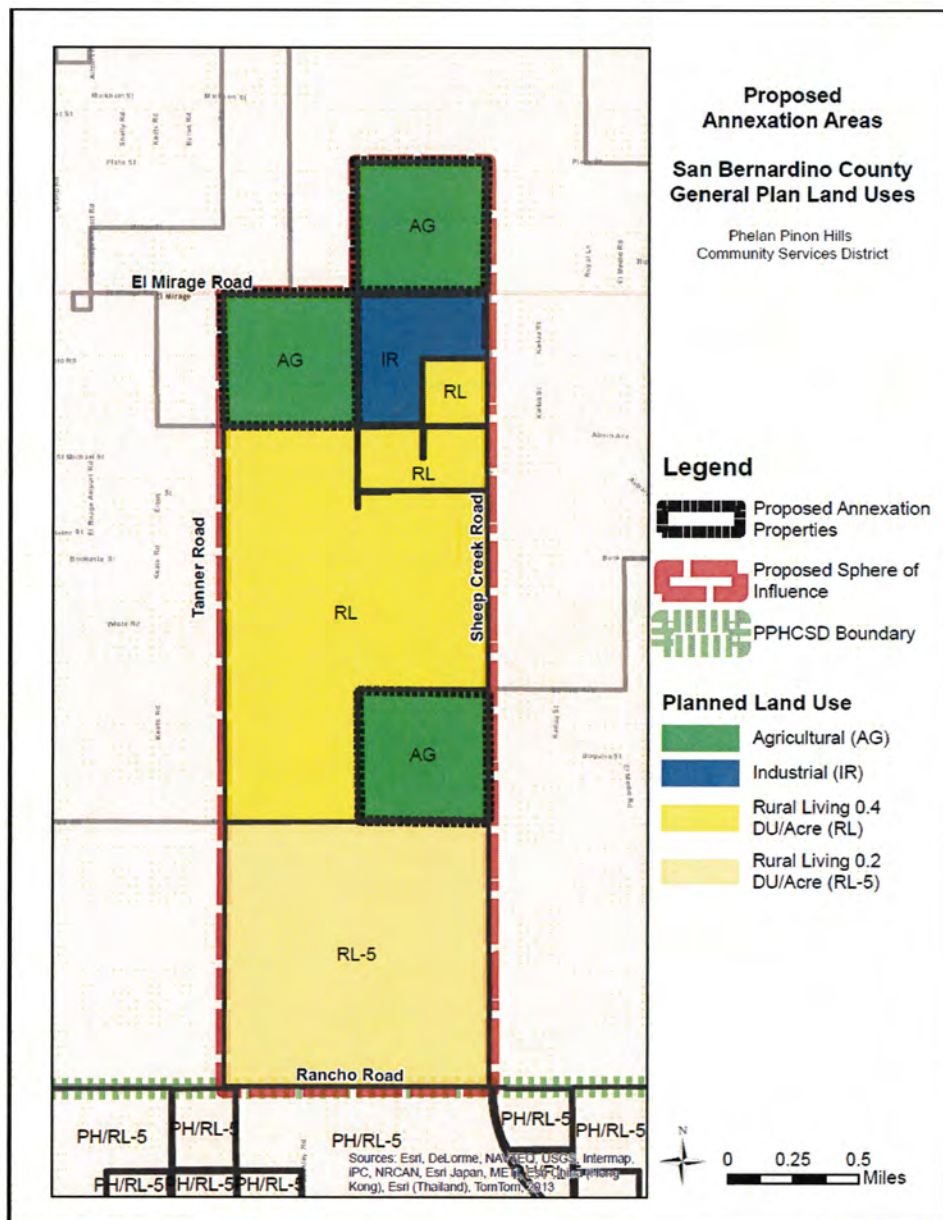


Table 2-3 shows the estimated buildout land uses and demographics for the proposed SOI expansion area. The Agriculture (AG), Rural Living (RL), Rural Living-5 (RL-5), and Industrial (IR) General Plan land use categories total an estimated about 2,078 acres. Maximum residential densities are estimated at 0.10 units per agricultural acre, 0.40 units per Rural Living acre, and 0.20 units per Rural Living-5 acre, yielding a total of about 514 residential units at buildout. Based on population and household statistics from the 2010 U.S. Census, the estimated persons per household within the existing CSD boundaries was 3.03 persons per household. When this is held constant to project estimated buildout residential population, the result is 1,557 in population at buildout.

**Table 2-3
Estimated Buildout Land Uses and Demographics
PPHCSD Proposed SOI Expansion Area**

General Plan Land Use Category	Land Uses			Demographics		
	Estimated Square Feet	Estimated Acres ¹	Maximum Residential Density (Units/Acre)	Persons per Household ²	Residential Units	Population
Agriculture (AG)	20,688,867	475	0.10	3.03	47	142
Rural Living (RL)	36,657,739	842	0.40	3.03	337	1,021
Rural Living-5 (RL-5)	28,301,927	650	0.20	3.03	130	394
Industrial (IR)	<u>4,889,173</u>	<u>112</u>	N/A	N/A	<u>N/A</u>	<u>N/A</u>
Total	90,537,706	2,078			514	1,557

1. Numbers may not add exactly due to rounding.

2. The average persons per household of 3.03 is based on data for the Phelan Piñon Hills CSD from the 2010 U.S. Census.

Sources: Stanley R. Hoffman Associates, Inc.
County of San Bernardino, Office of the Assessor
U.S. Census Bureau, 2010

2.4 Projected Five-Year Growth

The current expectations regarding the projected five-year growth in the proposed SOI expansion area is that no significant change will occur over the next five years based on discussions with the Phelan Piñon Hills CSD staff. Also, there are no plans to develop the Phelan Piñon Hills CSD properties, since the recent land acquisitions were intended to expand the CSD's water rights capacity.

2.5 Assessed Valuation

Table 2-4 shows the assessed land and improvement valuation by land use category for the proposed SOI expansion area in 2013. Overall, assessed valuation is estimated at about \$9.9 million, with land value estimated at about \$5.8 million (59 percent of the total value), and improvement value estimated at about \$4.1 million (41 percent of the total value).

Table 2-5 shows the assessed valuation and total property taxes for the four parcels under Phelan Piñon Hills CSD ownership, plus the parcel currently owned by Meadowbrook Dairy Real Estate that will be transferred to the CSD after remediation activity on the property is finished. There are several remaining structures on the abandoned dairy properties and a number of these will be demolished. However, there are a few structures that may still be usable, and may be leased to private entities on an interim basis when possible. Additionally, there are several residential structures, including mobile homes that are not considered habitable, and will be demolished.

As shown in Table 2-5, in 2013, the four (4) CSD-owned parcels had a total assessed value of about \$2.2 million. A total of \$29,264 was billed in property taxes. When the additional parcel is transferred to Phelan Piñon Hills CSD with an assessed valuation of \$144,835, the total assessed value will be estimated at about \$2.4 million and the CSD's total property tax will be \$31,359 based on the 2013 property tax roll.

Table 2-4
Assessed Valuation: 2013
PPHCSD Proposed SOI Expansion Area
(In Constant 2013 Dollars)

Land Use Category	Land Value (2013)	Improvement Value (2013)	Total Value (2013)
Dairy	\$466,168	\$2,606,420	\$3,072,588
Field Crops	\$607,029	\$75,877	\$682,906
Heavy Industrial ¹	\$113,022	\$1,310,320	\$1,423,342
Misc. Residential Structure ²	\$41,829	\$21,017	\$62,846
Stable	\$22,639	\$88,889	\$111,528
Vacant Land	\$3,898,018	\$0	\$3,898,018
Water Well Site	\$657,975	\$10,000	\$667,975
Total	\$5,806,680	\$4,112,523	\$9,919,203

1. The 56,500 square feet of heavy industrial building space was estimated using Google Earth.
2. The 2010 U.S. Census shows 4 dwelling units within the SOI area.

Sources: Stanley R. Hoffman Associates, Inc.
County of San Bernardino, Office of the Assessor
Google Earth

Table 2-5
Assessed Valuation and Total Taxes: 2013
PPHCSD Proposed Annexation Area
(In Constant 2013 Dollars)

APN	Parcel Ownership	Land Value (2013)	Improvement Value (2013)	Total Assessed Value (2013)	Total Property Tax (2013)
0457-102-06	Phelan Piñon Hills CSD	\$398,342	\$0	\$398,342	\$5,389
0457-102-10 ¹	Phelan Piñon Hills CSD	\$387,810	\$0	\$387,810	\$5,247
0457-112-01	Phelan Piñon Hills CSD	\$598,560	\$0	\$598,560	\$8,088
0457-161-10	Phelan Piñon Hills CSD	<u>\$235,773</u>	<u>\$594,348</u>	<u>\$830,121</u>	<u>\$10,540</u>
	Current Total	\$1,620,485	\$594,348	\$2,214,833	\$29,264
0457-102-09 ¹	Meadowbrook Dairy Real Estate, LLC ²	\$8,038	\$136,797	\$144,835	\$2,095
	Future Total	\$1,628,523	\$731,145	\$2,359,668	\$31,359

1. APNs 0457-102-09 and 0457-102-10 are the results of a split from APN 0457-102-05.
2. APN 0457-102-09 is under the ownership of Meadowbrook Dairy Real Estate, LLC, pending the completion of a remediation project on the property. After the remediation is completed, the land will transfer over to the ownership of the Phelan Piñon Hills CSD.

Sources: Stanley R. Hoffman Associates, Inc.
County of San Bernardino, Office of the Assessor

CHAPTER 3 PUBLIC FACILITIES AND SERVICES BEFORE AND AFTER ANNEXATION

San Bernardino County Government provides a number of services within the proposed annexation area. Many of these services will continue to be provided by San Bernardino County after the proposed annexation. Upon annexation of the proposed annexation areas, San Bernardino County would remain the service provider for its respective services while the Phelan Piñon Hills CSD would then be authorized to provide its services to the newly annexed area. Under the proper economic and development conditions, some services that the Phelan Piñon Hills CSD provides within its existing boundary could be extended on an as-needed basis.

There are three broad categories of service providers, which are summarized below and presented in detail in Table 3-1:

1. County Government/ Special Districts/Other Public Agencies

- General Government Services
- Community Development
- Sheriff
- Animal Control
- Fire and Paramedic
- Flood Control and Drainage
- Health and Welfare
- Library
- Schools
- Transportation

2. Phelan Piñon Hills Community Services District

- CSD Administration
- Water Service
- Solid Waste Handling Services
- Parks and Recreation
- Street Lighting

3. Private Utilities

- Cable/Internet Provider
- Power
- Telephone
- Natural Gas

3.1 General Government

Before Annexation and After Annexation. The County of San Bernardino provides General Government services, including: all Administrative services, Community Development services and Economic Development services to the Phelan Piñon Hills CSD and the annexation areas. After the annexation, the area will continue to receive all general government services from the County of San Bernardino.

**Table 3-1
Services Providers Before and After Annexation
Phelan Piñon Hills Community Services District**

Category of Service	Service Providers in Proposed Annexation Area	
	Before Annexation	After Annexation
General Government - Admin. Services:		
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
Community Development:		
Planning	San Bernardino County	San Bernardino County
Building & Safety	San Bernardino County	San Bernardino County
Code Compliance	San Bernardino County	San Bernardino County
Sheriff	San Bernardino County Sheriff; Phelan Substation	San Bernardino County Sheriff; Phelan Substation
Animal Control	San Bernardino County Animal Control	San Bernardino County Animal Control
Fire and Paramedic	San Bernardino County Fire Protection District and its North Desert Service Zone (SZ) and SZ FP-3 American Medical Response (AMR)	San Bernardino County Fire Protection District and its North Desert Service Zone (SZ) and SZ FP-3 American Medical Response (AMR) ³
Flood Control and Drainage:		
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
Health and Welfare	San Bernardino County Dept. of Public Health	San Bernardino County Dept. of Public Health
Library	San Bernardino County Library	San Bernardino County Library
Schools	Adelanto Elementary School District, Victor Valley Union High School District	Adelanto Elementary School District, Victor Valley Union High School District
Transportation:		
Freeways and Interchanges	Caltrans	Caltrans
Arterials and collectors	San Bernardino County Public Works	San Bernardino County Public Works
Local roads: Maintenance	San Bernardino County Public Works	San Bernardino County Public Works
Local roads: Street Sweeping	No existing service provided	No existing service to be provided
Utilities:		
Cable/Internet Provider	Direct TV & Dish Network	Direct TV & Dish Network
Power	Southern California Edison	Southern California Edison
Telephone	Verizon (Phone & Internet)	Verizon (Phone & Internet)
Natural Gas	Southwest Gas Corporation	Southwest Gas Corporation
Sewer	Septic systems/Property owners	Septic systems/Property owners
Water:		
Domestic Water	Private wells	PPHCSD ¹
Recycled Water	Private wells	PPHCSD ¹
Water Quality	Private wells	PPHCSD ¹
Solid Waste Management	San Bernardino County Solid Waste Management Division (SWMD) under contract with AVCO/Burtec	Phelan Piñon Hills CSD under Contract with CR&R (after 5 years, or less, the service provider becomes PPHCSD)
Parks and Recreation:		
Local facilities	CSA 70 Zone P-6	Phelan Piñon Hills CSD
Regional facilities	San Bernardino County Parks & Recreation	San Bernardino County Parks & Recreation
Street Lighting	No existing service provided	PPHCSD ²
Graffiti Abatement	No existing service provided	No existing service to be provided

1. While the Phelan Piñon Hills CSD will have the authority to provide water service in the annexation area, private wells will continue to be the source for water due to the rural nature of the area.
2. While the Phelan Piñon Hills CSD will have the authority to provide street lighting service in the annexation area, this service will not be extended due to the rural nature of the area.
3. AMR provides ambulance transport service while paramedic services is provided by the San Bernardino County FPD.

Sources: Stanley R. Hoffman Associates, Inc.
Phelan Piñon Hills Community Services District (CSD)
San Bernardino County

3.2 Sheriff

Before Annexation and After Annexation. The San Bernardino County Sheriff-Coroner's Department provides public safety services to the Phelan Piñon Hills CSD and the proposed annexation areas. The County Sheriff operates from the main office in the City of Adelanto at 11613 Bartlett Avenue. A facility with one sergeant, one detective and six deputies operates from the Phelan Substation and serves Phelan Piñon Hills, Wrightwood, and West Cajon Valley. The California Highway Patrol provides traffic patrol on State Highways and roadways within the unincorporated areas of the County. The Highway Patrol can also provide emergency response backup to the County Sheriff upon request. The County Sheriff will continue to provide patrol services after annexation; also, Caltrans will continue to provide traffic service to State highways after annexation.

3.3 Animal Control

Before Annexation and After Annexation. Currently, the proposed annexation areas are serviced by San Bernardino County Animal Control. Animal Control is responsible for animal licensing, dead animal pickup, loose animal investigations, animal shelter management and other services. The agency will continue to provide services to the proposed areas after annexation.

3.4 Fire

Before Annexation and After Annexation. Currently, the San Bernardino County Fire Protection District (SBCFPD), North Desert Service Zone, and Service Zone FP-3 are responsible for fire prevention and protection services in the Phelan Piñon Hills CSD area. The Phelan Piñon Hills CSD is serviced by San Bernardino County Fire Station Number 13, Piñon Hills Station, and Number 10, Phelan Station. Property tax is allocated to the (SBCFPD) North Desert Service Zone from development in the proposed annexation areas. The SBCFPD North Desert Service Zone and Fire Protection Zone FP-3 will continue to be the service provider for fire prevention and protection services after the annexation.

3.5 Ambulance

Before Annexation and After Annexation. Ambulance services will continue to be provided by American Medical Response upon annexation. Users of the ambulance services are billed on a per trip basis by AMR.

3.6 Flood Control and Drainage

Before Annexation and After Annexation. On a regional level, the San Bernardino County Flood Control District intercepts and manages flood flows through and away from developed areas throughout the County. The San Bernardino County Flood Control District will continue to provide services to the area after the proposed annexation.

3.7 Health and Welfare

Before Annexation and After Annexation. San Bernardino County Department of Public Health currently serves the Phelan Piñon Hills CSD for the general public's health and welfare services. The department provides a variety of programs and services that informs and educates the public about health issues. The County Department of Public Health additionally provides public assistance for welfare and health care needs for all residents within San Bernardino County. There are no anticipated changes in service levels after the proposed annexation.

3.8 Library

Before Annexation and After Annexation. Currently, the existing households within the Phelan Piñon Hills CSD and the proposed annexation areas are served by the San Bernardino County Library system. The nearest County library, the Phelan Memorial Library, is located in downtown Phelan Piñon Hills at 9898 Clovis Road.

3.9 Schools

Before Annexation and After Annexation. The Adelanto Elementary School District and Victor Valley Union High School District serve the proposed annexation area and will continue to provide services after the annexation. The Adelanto Elementary School Districts includes 14 schools that serve students from kindergarten through 8th grade. The Victor Valley Union High School District has 13 schools that serve students from 7th to 12th grades.

3.10 Transportation

Before Annexation and After Annexation. Current transportation services for the Phelan Piñon Hills CSD and the proposed annexation area include freeways and interchanges serviced by Caltrans; arterials and collectors are serviced by the Public Works Department of San Bernardino County; local roads are also serviced by the Public Works Department of San Bernardino County on an ad hoc basis. There will be no change in transportation services or service providers after the annexation.

3.11 Utilities

Before Annexation and After Annexation. The current cable and internet providers are primarily Direct TV and Dish Network; telephone services are provided by Verizon; electricity and power are provided by Southern California Edison; and natural gas is provided by Southwest Gas Corporation. There is no anticipated change in services or service providers after annexation into the Phelan Piñon Hills CSD.

3.12 Phelan Piñon Hills CSD District Administration

Before Annexation. The annexation area does not receive Phelan Piñon Hills CSD District administrative services.

After Annexation. The Phelan Piñon Hills CSD District Administration includes the services provided by a 5-member elected Board of Directors, the General Manager and support staff. The services administered by the CSD management include water service, parks and recreation, and street lighting services. Additionally, the Phelan Piñon Hills CSD provides waste handling services including but not limited to source reduction, recycling, and composting activities.

3.13 Sewer

Before Annexation and After Annexation. Residences or businesses within the annexation area rely on individual septic systems for sewer services. The same applies to most residents and businesses with the Phelan Piñon Hills CSD. The Phelan Shopping Center does have several properties in which the tenants have their own package treatment systems, which are operated and maintained privately. These approaches are expected to be continued upon annexation.

3.14 Water

Before Annexation. The Phelan Piñon Hills CSD provides their water services within the CSD boundaries, except for properties within the Sheep Creek Mutual Water Company which are within the CSD boundaries. Properties outside the CSD boundaries generally rely on underground water wells. Currently, the annexation area is not serviced by the Phelan Piñon Hills CSD.

After Annexation. The Phelan Piñon Hills CSD has the power “to supply water for any beneficial use” as outlined in the Municipal Water District Law of 1911¹. Currently, the CSD provides

¹ San Bernardino LAFCO Policy Manual Section V. “Exhibit ‘A’: Listing of Special District Functions and Services”. March 2008.

domestic water and water quality services to residents within the CSD boundaries. These services are not anticipated to be initially extended to the properties within annexation area.

3.15 Solid Waste Management

Before Annexation. The proposed annexation area currently relies on San Bernardino County Solid Waste Management Division (SWMD) under contract with AVCO/Burrtec for solid waste disposal services, source reduction, recycling and composting activities.

After Annexation. The Phelan Piñon Hills CSD contracts with CR&R to provide these same services within the Phelan Piñon Hills CSD boundary. After the annexation, the Phelan Piñon Hills CSD would arrange for the waste handling services within the proposed annexation area.

California Public Resources Code Section 49520 provides that:

“If a local agency has authorized, by franchise, contract, license, or permit, a solid waste enterprise to provide solid waste handling services and those services have been lawfully provided for more than three previous years, the solid waste enterprise may continue to provide those services up to five years after mailed notification to the solid waste enterprise by the local agency having jurisdiction that exclusive solid waste handling services are to be provided or authorized, unless the solid waste enterprise has an exclusive franchise or contract.”

“If the solid waste enterprise has an exclusive franchise or contract, the solid waste enterprise shall continue to provide those services and shall be limited to the unexpired term of the contract or franchise or five years, whichever is less.”

AVCO/Burrtec therefore would continue providing solid waste handling services within the proposed annexation area for at most five years following annexation. The District would begin receiving any franchise fee revenues now paid to the County for the annexation area, and would administer the AVCO/Burrtec franchise agreement, until such time as CR&R can take over the contract.

3.16 Parks and Recreation

Before Annexation. The County Regional Parks Department provides regional park services to all residents within the County, including the proposed annexation area. The closest County Regional Park is Mojave Narrows, which is located about 20 miles southeast of the proposed annexation area. The County provides local park and recreation services through CSA 70 Zone P-6 and the El Mirage Community Center.

After Annexation. After annexation, the area will have access to the local park services provided by the Phelan Piñon Hills CSD parks and recreation department. Current parks and recreation services include the operation of exercise classes and arts/crafts classes during the weekdays and two community centers located in Phelan Piñon Hills. Current and future residents will have access to the parks and recreation services that the Phelan Piñon Hills CSD operates.

3.17 Street Lighting

Before Annexation. Street lighting is not a service generally provided to the unincorporated areas by the San Bernardino County Public Works Department. Currently, no street lights are provided because of the rural nature of the annexation areas.

After Annexation. Phelan Piñon Hills CSD provides street lighting in the business district and on selected public rights-of-way and intersections generally in and around the downtown Phelan Piñon Hills area. While the annexation area will have access to the street lighting services that the Phelan Piñon Hills CSD operates, no street lighting services are anticipated to be provided at this time. These services would only be extended under the proper economic and development conditions, and with future residents of these areas subject to any applicable costs.

3.18 Graffiti Abatement

Before Annexation and After Annexation. San Bernardino County maintains graffiti abatement for the major road signs and bridges near the annexation area. The Phelan Piñon Hills CSD currently does not provide graffiti abatement to the properties within the CSD boundary. After the proposed annexation, no change regarding graffiti abatement services is anticipated.

CHAPTER 4 FISCAL IMPACT ANALYSIS FOR THE PROPOSED ANNEXATION AREA

4.1 Projected Annual Recurring Fiscal Impacts

This chapter considers the estimated revenue and cost impacts from the proposed annexation upon the PPHCSD over a five-year projection. There are no estimated cost impacts on the district because there is currently no population, housing units, or employment within the existing annexation area and none is anticipated over this period. Any additional administration costs related to the water rights are considered to be minimal.

Initially upon annexation, the annual property tax savings is estimated at \$29,264, because one parcel is still in the process of being transferred to CSD ownership. The property tax for this parcel is \$2,095, according to its current property tax bill. Therefore, at the end of the five year projection period, it is anticipated that the annual property tax savings to the Phelan Piñon Hills CSD would be \$31,359 in 2013 dollars, as shown in Table 4-1.

The solid waste handling program is estimated to generate no additional ongoing revenue to the PPHCSD from the annexation. Other public services provided by the district, such as water services, parks and recreation and street lighting services, would experience no fiscal impact because no services by the district are anticipated to be extended to the annexation parcels.

The parcels within the proposed annexation area are currently served by the CSA 70 Zone P-6 and there is a per parcel charge of \$9.30 that is collected for the area as shown on the parcel bills in Appendix Figures A-1 through A-5. However, upon annexation, these parcels would be detached from CSA Zone 70 P-6, and any parcel charges would be exempted from payment by the PPHCSD

4.2 Property Tax Assumptions

As shown in Table A-1, the Phelan Piñon Hills CSD will not receive any share of the 1 percent basic property tax levy from the proposed annexation area. This is in contrast to the existing CSD boundaries where the Phelan Piñon Hills CSD does receive a share of the 1 percent basic property tax levy. The basic share of the 1 percent property tax revenue can vary across the tax rate areas (TRAs) within the CSD's boundaries, as shown for a sample of three TRAs in Table A-2.

Table 4-1
Property Tax Exemption
Phelan Piñon Hills Community Services District
(In Constant 2013 Dollars)

APN	Parcel Ownership	Land Value (2013)	Improvement Value (2013)	Total Assessed Value (2013)	Total Property Tax (2013)
0457-102-06	Phelan Piñon Hills CSD	\$398,342	\$0	\$398,342	\$5,389
0457-102-10 ¹	Phelan Piñon Hills CSD	\$387,810	\$0	\$387,810	\$5,247
0457-112-01	Phelan Piñon Hills CSD	\$598,560	\$0	\$598,560	\$8,088
0457-161-10	Phelan Piñon Hills CSD	\$235,773	\$594,348	\$830,121	\$10,540
	Current Total	\$1,620,485	\$594,348	\$2,214,833	\$29,264
0457-102-09 ¹	Meadowbrook Dairy Real Estate, LLC ²	\$8,038	\$136,797	\$144,835	\$2,095
	Future Total	\$1,628,523	\$731,145	\$2,359,668	\$31,359

1. APNs 0457-102-09 and 0457-102-10 are the results of a split from APN 0457-102-05.

2. APN 0457-102-09 is under the ownership of Meadowbrook Dairy Real Estate, LLC, pending the completion of a remediation project on the property. After the remediation is completed, the land will transfer over to the Phelan Piñon Hills CSD.

Sources: Stanley R. Hoffman Associates, Inc.
County of San Bernardino, Office of the Assessor

APPENDIX A SUPPORTING PROPERTY TAX INFORMATION

Figure A-1 Property Tax Bill for APN 0457-102-06-0000 San Bernardino County

12/11/13

County of San Bernardino - Treasurer-Tax Collector - Bill Details

Tax Collector » Bill Display

Bill Display for 130399562*3 as of 12/11/2013 Parcel Number 0457-102-06-0000

Owner Type	Name	Address	
BILLED OWNER	PHELAN PINON HILLS COMMUNITY SVCS DI	Protected per CA. Govt. Code Sect. 6254.21	
SITUS ADDRESS		Protected per CA. Govt. Code Sect. 6254.21	
Parcel	0457102060000	Default Date 2014-06-30	
Bill	130399562*3	Extend Date 2013-09-19	
Corrected From		Corrected To	
Tax Rate Total	0.011802	Tax Rate Area 000051036	
		Tax Type AS - Annual Secured	
		Effective Date 2013-07-01	
		Eligibility A - ELIG EXTENDED	
		Tax Rate Year 2013	
Valuation Type	Assessed	Installment	
Land	\$398,342.00	01	
Personal Property	\$0.00	Due Amt	
Improvement	\$0.00	\$2,694.67	
Personal Property Penalty	\$0.00	Delq Amt	
Improvement Penalty	\$0.00	\$2,964.15	
Total Value	\$398,342.00	Due Date	
Homeowner Exemption	\$0.00	2013-12-10	
Veteran Exemption	\$0.00	Pmt Posted	
Other Exemption	\$0.00	2013-10-30	
Net Value	\$398,342.00	Installment	
		02	
		Due Amt	
		\$2,694.66	
		Delq Amt	
		\$2,974.14	
		Due Date	
		2014-04-10	
		Pmt Posted	
		2013-10-30	
		Total Tax	
		\$5,389.33	
		Pay Status	
		TOTALLY PAID	
Service Agency	Amount	Service Agency	Amount
GENERAL TAX LEVY	\$3,983.42	*DESERT MT VECTOR CONTROL (800) 442 - 2283	\$2.30
VV COMM COLLEGE MEASURE JJ (760) 245 - 4271	\$105.16	SCHOOL BONDS	\$0.00
VICTOR VALLEY UNION HS BON (760) 955 - 3200	\$315.48	ADELANTO ELEMENTARY BOND (760) 246 - 8691	\$297.16
SCHOOL STATE REPAYMENT	\$0.00	*CSA 70P-6 PARK DISTRICT (909) 387 - 5940	\$9.30
*FIRE PROTECTION ZONE FP-3 (909) 387 - 5947	\$9.30	##MOJAVE WTR BOND DEBT #2 (760) 946 - 7000	\$219.08
##MOJAVE WATER BOND DEBT #1 (760) 946 - 7000	\$448.13		

www.mytaxcollector.com/BillDisplayPublicPrint.aspx

Figure A-2
Property Tax Bill for APN 0457-102-09-0000
San Bernardino County

12/11/13

County of San Bernardino - Treasurer-Tax Collector - Bill Details

Tax Collector » Bill Display

Bill Display for 130399565*6 as of 12/11/2013
Parcel Number 0457-102-09-0000

Owner Type	Name	Address
BILLED OWNER	MEADOWBROOK DAIRY REAL ESTATE LLC	Protected per CA. Govt. Code Sect. 6254.21
CARE OF	EDWARD A IMSAND	Protected per CA. Govt. Code Sect. 6254.21
SITUS ADDRESS		Protected per CA. Govt. Code Sect. 6254.21

Parcel	0457102090000	Default Date	2014-06-30	Tax Type	AS - Annual Secured
Bill	130399565*6	Extend Date	2013-09-19	Effective Date	2013-07-01
Corrected From		Corrected To		Eligibility	A - ELIG EXTENDED
Tax Rate Total	0.011802	Tax Rate Area	000051036	Tax Rate Year	2013

Valuation Type	Assessed	Installment	
Land	\$8,038.00	01	
Personal Property	\$0.00	Due Amt	\$1,047.33
Improvement	\$136,797.00	Delq Amt	\$1,152.08
Personal Property Penalty	\$0.00	Due Date	2013-12-10
Improvement Penalty	\$0.00	Pmt Posted	2013-11-19
Total Value	\$144,835.00	Installment	02
Homeowner Exemption	\$0.00	Due Amt	\$1,047.30
Veteran Exemption	\$0.00	Delq Amt	\$1,162.05
Other Exemption	\$0.00	Due Date	2014-04-10
Net Value	\$144,835.00	Total Tax	\$2,094.63
		Pay Status	1ST INSTALL PAID

Service Agency	Amount	Service Agency	Amount
GENERAL TAX LEVY	\$1,448.35	*LEA - ENFORCEMENT (800) 442 - 2283	\$20.30
*DESERT MT VECTOR CONTROL (800) 442 - 2283	\$2.30	*CO LAND USE - SWMD (800) 722 - 8004	\$255.42
VV COMM COLLEGE MEASURE JJ (760) 245 - 4271	\$38.23	SCHOOL BONDS	\$0.00
VICTOR VALLEY UNION HS BON (760) 955 - 3200	\$114.70	ADELANTO ELEMENTARY BOND (760) 246 - 8691	\$108.04
SCHOOL STATE REPAYMENT	\$0.00	*CSA 70P-6 PARK DISTRICT (909) 387 - 5940	\$9.30

www.mytaxcollector.com/BillDisplayPublicPrint.aspx

Figure A-3
Property Tax Bill for APN 0457-102-10-0000
San Bernardino County

12/11/13

County of San Bernardino - Treasurer-Tax Collector - Bill Details

Tax Collector » Bill Display

Bill Display for 130399566*4 as of 12/11/2013
Parcel Number 0457-102-10-0000

Owner Type	Name	Address	
BILLED OWNER	PHELAN PINON HILLS COMMUNITY SVCS DI	Protected per CA. Govt. Code Sect. 6254.21	
SITUS ADDRESS		Protected per CA. Govt. Code Sect. 6254.21	
Parcel	0457102100000	Default Date	2014-06-30
Bill	130399566*4	Extend Date	2013-09-19
Corrected From		Corrected To	
Tax Rate Total	0.011802	Tax Rate Area	000051036
		Tax Type	AS - Annual Secured
		Effective Date	2013-07-01
		Eligibility	A - ELIG EXTENDED
		Tax Rate Year	2013
Valuation Type	Assessed	Installment	01
Land	\$387,810.00	Due Amt	\$2,623.70
Personal Property	\$0.00	Delq Amt	\$2,886.10
Improvement	\$0.00	Due Date	2013-12-10
Personal Property Penalty	\$0.00	Pmt Posted	2013-10-30
Improvement Penalty	\$0.00	Installment	02
Total Value	\$387,810.00	Due Amt	\$2,623.69
Homeowner Exemption	\$0.00	Delq Amt	\$2,896.08
Veteran Exemption	\$0.00	Due Date	2014-04-10
Other Exemption	\$0.00	Pmt Posted	2013-10-30
Net Value	\$387,810.00	Total Tax	\$5,247.39
		Pay Status	TOTALLY PAID
Service Agency	Amount	Service Agency	Amount
GENERAL TAX LEVY	\$3,878.10	*DESERT MT VECTOR CONTROL (800) 442 - 2283	\$2.30
VV COMM COLLEGE MEASURE JJ (760) 245 - 4271	\$102.38	SCHOOL BONDS	\$0.00
VICTOR VALLEY UNION HS BON (760) 955 - 3200	\$307.14	ADELANTO ELEMENTARY BOND (760) 246 - 8691	\$289.30
SCHOOL STATE REPAYMENT	\$0.00	*CSA 70P-6 PARK DISTRICT (909) 387 - 5940	\$9.30
*FIRE PROTECTION ZONE FP-3 (909) 387 - 5947	\$9.30	##MOJAVE WTR BOND DEBT #2 (760) 946 - 7000	\$213.29
##MOJAVE WATER BOND DEBT #1 (760) 946 - 7000	\$436.28		

www.mytaxcollector.com/BillDisplayPublicPrint.aspx

Figure A-4
Property Tax Bill for APN 0457-112-01-0000
San Bernardino County

12/11/13

County of San Bernardino - Treasurer-Tax Collector - Bill Details

Tax Collector » Bill Display

Bill Display for 130399605*0 as of 12/11/2013
Parcel Number 0457-112-01-0000

Owner Type	Name	Address	
BILLED OWNER	PHELAN PINON HILLS COMMUNITY SVCS DI	Protected per CA. Govt. Code Sect. 6254.21	
SITUS ADDRESS		Protected per CA. Govt. Code Sect. 6254.21	
Parcel	0457112010000	Default Date	2014-06-30
Bill	130399605*0	Extend Date	2013-09-19
		Tax Type	AS - Annual Secured
		Effective Date	2013-07-01
Corrected From		Corrected To	
		Eligibility	A - ELIG EXTENDED
Tax Rate Total	0.011802	Tax Rate Area	000051036
		Tax Rate Year	2013
Valuation Type	Assessed	Installment	01
Land	\$598,560.00	Due Amt	\$4,043.84
Personal Property	\$0.00	Delq Amt	\$4,448.24
Improvement	\$0.00	Due Date	2013-12-10
Personal Property Penalty	\$0.00	Pmt Posted	2013-10-30
Improvement Penalty	\$0.00	Installment	02
Total Value	\$598,560.00	Due Amt	\$4,043.82
Homeowner Exemption	\$0.00	Delq Amt	\$4,458.22
Veteran Exemption	\$0.00	Due Date	2014-04-10
Other Exemption	\$0.00	Pmt Posted	2013-10-30
Net Value	\$598,560.00	Total Tax	\$8,087.66
		Pay Status	TOTALLY PAID

Service Agency	Amount	Service Agency	Amount
GENERAL TAX LEVY	\$5,985.60	*DESERT MT VECTOR CONTROL (800) 442 - 2283	\$2.30
VV COMM COLLEGE MEASURE JJ (760) 245 - 4271	\$158.01	SCHOOL BONDS	\$0.00
VICTOR VALLEY UNION HS BON (760) 955 - 3200	\$474.05	ADELANTO ELEMENTARY BOND (760) 246 - 8691	\$446.52
SCHOOL STATE REPAYMENT	\$0.00	*CSA 70P-6 PARK DISTRICT (909) 387 - 5940	\$9.30
*FIRE PROTECTION ZONE FP-3 (909) 387 - 5947	\$9.30	##MOJAVE WTR BOND DEBT #2 (760) 946 - 7000	\$329.20
#MOJAVE WATER BOND DEBT #1 (760) 946 - 7000	\$673.38		

www.mytaxcollector.com/BillDisplayPublicPrint.aspx

Figure A-5
Property Tax Bill for APN 0457-161-10-0000
San Bernardino County

12/11/13

County of San Bernardino - Treasurer-Tax Collector - Bill Details

Tax Collector » Bill Display

Bill Display for 130399881*7 as of 12/11/2013
Parcel Number 0457-161-10-0000

Owner Type	Name	Address	
BILLED OWNER	PHELAN PINON HILLS COMMUNITY SVCS DI	Protected per CA. Govt. Code Sect. 6254.21	
SITUS ADDRESS		Protected per CA. Govt. Code Sect. 6254.21	
Parcel	0457161100000	Default Date	2014-06-30
Bill	130399881*7	Extend Date	2013-09-19
Corrected From		Corrected To	
Tax Rate Total	0.011802	Tax Rate Area	000051036
Valuation Type	Assessed	Installment	01
Land	\$235,773.00	Due Amt	\$5,269.91
Personal Property	\$0.00	Delq Amt	\$5,796.91
Improvement	\$594,348.00	Due Date	2013-12-10
Personal Property Penalty	\$0.00	Pmt Posted	2013-10-30
Improvement Penalty	\$0.00	Installment	02
Total Value	\$830,121.00	Due Amt	\$5,269.87
Homeowner Exemption	\$0.00	Delq Amt	\$5,806.87
Veteran Exemption	\$0.00	Due Date	2014-04-10
Other Exemption	\$0.00	Pmt Posted	2013-10-30
Net Value	\$830,121.00	Total Tax	\$10,539.78
		Pay Status	TOTALLY PAID
Service Agency	Amount	Service Agency	Amount
GENERAL TAX LEVY	\$8,301.21	*DESERT MT VECTOR CONTROL (800) 442 - 2283	\$2.30
VV COMM COLLEGE MEASURE JJ (760) 245 - 4271	\$219.15	SCHOOL BONDS	\$0.00
VICTOR VALLEY UNION HS BON (760) 955 - 3200	\$657.45	ADELANTO ELEMENTARY BOND (760) 246 - 8691	\$619.27
SCHOOL STATE REPAYMENT	\$0.00	*CSA 70P-6 PARK DISTRICT (909) 387 - 5940	\$9.30
*FIRE PROTECTION ZONE FP-3 (909) 387 - 5947	\$9.30	##MOJAVE WTR BOND DEBT #2 (760) 946 - 7000	\$456.56
##MOJAVE WATER BOND DEBT #1 (760) 946 - 7000	\$265.24		

www.mytaxcollector.com/BillDisplayPublicPrint.aspx

Table A-1
Tax Rate Area (TRA) Allocations: TRA 51036
San Bernardino County

Agency Code	Agency	TRA 51036 Allocation
AB01 GA01	San Bernardino County General Fund	0.14450060
AB02 GA01	Educational Revenue Augmentation Fund (ERAF)	0.21895644
BF04 GA01	Flood Control, Zone 4	0.02284356
BF08 GA01	Flood Control District, Administration, Zones 3-6	0.00087409
BL01 GA01	San Bernardino County Free Library	0.01400214
BS01 GA01	County Superintendent of Schools, Countywide	0.00496162
BS01 GA02	County Superintendent, ROP	0.00085068
BS01 GA03	County Superintendent, Physically Handicapped	0.00195168
BS01 GA04	County Superintendent, Mentally Retarded	0.00156709
BS01 GA05	County Superintendent, Development Center	0.00051160
SC66 GA01	Victor Valley Community College	0.06497645
SE02 GA01	Adelanto Elementary School District, General Tax Levy	0.18814271
SH66 GA01	Victor Valley Union High School District	0.17706657
UD44 GA01	CSA 60 - Victorville	0.01002344
UD50 GA01	CSA 70 - General Tax Levy	0.00000000
UF01 GA03	San Bernardino County Fire Protection District, North Desert Service Area	0.11752782
UF01 GA05	San Bernardino County Fire Protection District, Administration	0.02605082
WR03 GL01	Mojave Desert Resource Conservation District	0.00034369
WY20 GI01	Mojave Water Agency, General Tax Levy L & I	<u>0.00484900</u>
	Total	1.00000000

Sources: Stanley R. Hoffman Associates, Inc.
San Bernardino County Auditor-Controller, Property Tax Division, *Report PI739DYL, Allocation Percentage Calculation, Tax Roll 2013*
San Bernardino County Auditor-Controller, Property Tax Division, *Report PI164, TRA Net Valuations, October 30, 2013*

Table A-2
Tax Rate Area (TRA) Allocations: TRAs 51027, 101002 & 101011
San Bernardino County

Agency Code	Agency	TRA 51027 Allocation	TRA 101002 Allocation	TRA 101011 Allocation
AB01 GA01	San Bernardino County General Fund	0.12247601	0.16097382	0.23029657
AB02 GA01	Educational Revenue Augmentation Fund (ERAF)	0.18558363	0.24391771	0.34979424
BF04 GA01	Flood Control, Zone 4	0.01935991	0.02544759	0.01646091
BF08 GA01	Flood Control District, Administration, Zones 3-6	0.00074068	0.00097374	0.00000000
BL01 GA01	San Bernardino County Free Library	0.01186733	0.01559834	0.01440329
BS01 GA01	County Superintendent of Schools, Countywide	0.00420539	0.00552727	0.00823045
BS01 GA02	County Superintendent, ROP	0.00072100	0.00094764	0.00000000
BS01 GA03	County Superintendent, Physically Handicapped	0.00165374	0.00217418	0.00000000
BS01 GA04	County Superintendent, Mentally Retarded	0.00132809	0.00174574	0.00205762
BS01 GA05	County Superintendent, Development Center	0.00043380	0.00056992	0.00205761
SC66 GA01	Victor Valley Community College	0.05506822	0.07238355	0.04732510
SE02 GA01	Adelanto Elementary School District	0.15945334	N/A	N/A
SH66 GA01	Victor Valley Union High School District	0.15006738	N/A	N/A
SU58 GA01	Snowline Joint Unified School District	N/A	0.28601667	0.17078190
UD44 GA01	CSA 60 - Victorville	0.00849501	0.01116609	N/A
UD50 GA01	CSA 70	0.00000000	0.00000000	0.00000000
UF01 GA03	San Bernardino County Fire Protection District, North Desert Service Area	0.13129251	0.13092534	0.07818930
UF01 GA05	San Bernardino County Fire Protection District, Administration	0.02207820	0.02902046	0.01867462
WC13 GA01	Phelan Pinon Hills CSD	0.12034055	0.00678824	0.05555555
WR03 GL01	Mojave Desert Resource Conservation District	0.00046714	0.00022419	0.00205761
WY20 GI01	Mojave Water Agency, General Tax Levy L & I	<u>0.00436807</u>	<u>0.00559951</u>	<u>0.00411523</u>
	Total	1.00000000	1.00000000	1.00000000

Sources: Stanley R. Hoffman Associates, Inc.

San Bernardino County Auditor-Controller, Property Tax Division, *Report PI739DYL*, Allocation Percentage Calculation, Tax Roll 2013

San Bernardino County Auditor-Controller, Property Tax Division, *Report PI164*, TRA Net Valuations, October 30, 2013

APPENDIX B PROJECT REFERENCES

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