

**LOCAL AGENCY FORMATION COMMISSION  
FOR SAN BERNARDINO COUNTY**

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**PROPOSAL NO.:       LAFCO 3232**

**HEARING DATE:       APRIL 17, 2019**

**RESOLUTION NO. 3285**

**A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY MAKING DETERMINATIONS ON LAFCO 3232 AND AMENDING THE SPHERE OF INFLUENCE FOR THE CITY OF ADELANTO (sphere of influence reduction by approximately 5,372 acres).**

**On motion of Commissioner McCallon, duly seconded by Commissioner Cox, and carried, the Local Agency Formation Commission adopts the following resolution:**

**WHEREAS**, an application for the proposed sphere of influence amendment in San Bernardino County was initiated by the Local Agency Formation Commission (hereinafter referred to as “the Commission”) for the City of Adelanto and was filed by the Executive Officer of the Commission in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Sections 56000 et seq.); and,

**WHEREAS**, at the times and in the form and manner provided by law, the Executive Officer has given notice of the public hearing by the Commission on this matter; and,

**WHEREAS**, the Executive Officer has reviewed available information and prepared a report including his recommendations thereon, the filings and report and related information having been presented to and considered by this Commission; and,

**WHEREAS**, the public hearing by this Commission was called for April 17, 2019 at the time and place specified in the notice of public hearing; and,

**WHEREAS**, at the hearing, this Commission heard and received all oral and written support and opposition; the Commission considered all objections and evidence which were made, presented, or filed; and all persons present were given an opportunity to hear and be heard in respect to any matter relating to the application, in evidence presented at the hearing; and,

**WHEREAS**, a statutory exemption has been issued pursuant to the provisions of the California Environmental Quality Act (CEQA) indicating that the sphere of influence amendment is statutorily exempt from CEQA and such exemption was adopted by this Commission on April 17, 2019. The Commission directed its Executive Officer to file a Notice of Exemption within five

**RESOLUTION NO. 3285**

working days with the San Bernardino County Clerk of the Board of Supervisors; and,

**WHEREAS**, based on presently existing evidence, facts, and circumstances presented to and considered by this Commission, it is determined that the sphere of influence for the City of Adelanto should be reduced by approximately 5,372 acres, as more specifically described on the attached Exhibit “A” and “A-1” to this resolution; and,

**WHEREAS**, the Commission has conducted service reviews which included the City of Adelanto:

- LAFCO 3080 - Service Reviews for the Communities of Adelanto and El Mirage (2009)
- LAFCO 3187 - Countywide Service Review for Water (2017)
- LAFCO 3190 - Countywide Service Review for Wastewater (2018)

**WHEREAS**, the following determinations are made in conformance with Government Code Section 56425 and local Commission policy:

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

The Adelanto General Plan (last comprehensively updated in 1994) incorporates a wide variety of land uses, including: Airport Development District, Airport Park, Business Park, Commercial, Light Manufacturing, Manufacturing/Industrial, Mixed Use, Open Space, Public Utilities and eight categories of Residential uses with varying densities.

Unincorporated Sphere of Influence

The City of Adelanto’s current unincorporated sphere of influence encompasses approximately 11,602 acres located in three distinct, non-contiguous areas near the northern and southern portions of the City. The territory is largely undeveloped, with scattered large lot single family homes and two public schools.

A large portion of Area A is designated by the County’s General Plan as Resource Conservation. Resource Conservation-designated areas generally have limited access with limited or no infrastructure. The balance of Area A is designated by the County for Rural Living with minimum 5-acre lots.

Adelanto North 2035 Sustainable Plan

In 2014, the City completed the *Adelanto North 2035 Sustainable Plan* (“Sustainable Plan”) which promotes a variety of land use strategies that promote sustainable development. The Sustainable Plan includes land use development levels within the City of Adelanto’s jurisdiction and within the City’s unincorporated sphere area. However, since the City uses a single map for its land use and zoning designations, the City only adopted the land use/zoning designations within the City’s corporate boundaries.

The Sustainable Plan identifies the entire northwestern area (including the entirety of Area A) as Open Space. In addition, the Sustainable Plan designates the area as having the least priority in

**RESOLUTION NO. 3285**

terms of growth. Therefore, it is improbable that Area A will need municipal level public facilities or services in the foreseeable future.

The Sustainable Plan does not include a projected timeframe for achieving expected development levels. Nonetheless, it should be noted that the Sustainable Plan identifies growth priorities within its boundaries and within its unincorporated sphere area. The chart below identifies the land use designations within the City and its unincorporated sphere of influence and the expected development levels.

**City of Adelanto – Land Use Designations and Expected Development Levels**

Land Use Designations	Acres	Dwelling Units	Non-Residential Square Feet
Desert Living (DL-9)	3,405	17	--
Desert Living (DL-5)	5,561	42	--
Desert Living (DL-2.5)	2,317	35	--
Single Family Residential (RS-1 and RS-5)	2,309	10,434	--
Medium Density Residential (R-Mi2)	678	8,130	--
Mixed Use	348	4,176	4,547,236
Business Park	1,199	--	15,665,778
Light Manufacturing	1,560	--	33,971,073
Manufacturing/Industrial	1,328	--	28,919,638
Airport Development District	2,870	--	1,875,440
Open Space	9,773	195	--
Greenbelt Corridor Easement	1,030	--	--
Greenbelt Corridor Drainage	378	--	--
Public Utilities	274	--	--
Roads and Roadway Right-of-Way	2,274	--	--
<b>TOTAL</b>	<b>35,304</b>	<b>23,029</b>	<b>84,979,165</b>

Source: Adelanto North 2035 Comprehensive Sustainable Plan

Agricultural Lands

No agricultural land uses are designated within the City’s sphere of influence territory. Because a sphere of influence is a planning tool only, no land use changes are anticipated as a result of any sphere change.

Recent Designations

The City also recently approved designated “Cannabis Dispensary Zones” for medical/adult use cannabis-related uses. The E-220 High Desert Corridor, a proposed freeway/expressway designed to connect the High Desert’s Antelope and Victor Valleys, parallels Air Expressway in central Adelanto.

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

Present Need

The present need for public facilities and services within the City’s existing unincorporated sphere of influence is limited. With the exception of two public schools and a small number of scattered

## RESOLUTION NO. 3285

large lot single family homes, the City's entire 11,602-acre unincorporated sphere area is largely vacant. A large portion of Area A is designated by the County's General Plan as Resource Conservation. Resource Conservation-designated areas generally have limited access with limited or no infrastructure. The balance of Area A is designated by the County for Rural Living with minimum 5-acre lots.

Within Area B, Highway 395 provides a major transit corridor through the area. Within Area C, the City is already providing sewer service to two public schools through a LAFCO-approved out of area service agreement, and City water and sewer lines are immediately adjacent which could facilitate future development in the area.

### Probable Need

The City's population as of 1/1/18 was 35,293. The City is projected to grow to 50,182 by 2040, an increase of approximately 42 percent. This level of anticipated growth, if realized, will require an increase in public facilities and services to adequately serve the City's growing population.

As for the City's designation for Area A, the Plan identifies the entire northwestern area (including the entirety of Area A) as Open Space. In addition, the City's Plan also designates the area as having the least priority in terms of growth. Therefore, it is improbable that Area A will need municipal level public facilities or services in the foreseeable future. However, it is probable that Areas B and C may see some development activity in the foreseeable future which will require City services.

### **3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide:**

The City provides or contracts for all municipal-level services within its current service territory. Police, fire and emergency response services are provided through contracts with the San Bernardino Sheriff's Department and the San Bernardino County Fire Protection District, respectively. Water and wastewater services are provided through the City's Adelanto Public Utilities Authority ("APUA") within and outside the City's boundaries.

#### Present Capacity of Public Facilities

The 2017 water service review and 2018 wastewater service review identifies adequate capacity in the water and wastewater facilities.

#### Adequacy of Public Services

LAFCO's 2009 Service Review for the City of Adelanto (LAFCO 3080) determined that there were serious financial, operational and management challenges for the City and the APUA. The 2018 *Countywide Service Review for Wastewater* (LAFCO 3190) did not reveal significant improvement in these deficiencies.

As of this date, the APUA is current on its audits. As for the City, as of this writing, the most current audit completed is for FY 2013-14. However, the City is making ground towards completion of its backlog of audits. The City provided an update on its backlog of completing the audits of itself and its component units (shown below). This update was provided to the City Council on January 23, 2019. The update also identifies that bank reconciliations are cleared through August 31, 2018.

**RESOLUTION NO. 3285**

Audit Description	Status
Fiscal Year 2014/2015 (City)	Field work completed. Auditor preparing draft report.
Fiscal Year 2015/2016 (City)	Field work completed. Auditor reviewing provided financial information.
Fiscal Year 2016/2017 (City)	Field work scheduled for April.
Fiscal Year 2017/2018 (City)	Field work scheduled for June.
Fiscal Year 2018/2019 (City)	Field work scheduled for October.
Fiscal Year 2017/2018 (APUA)	Currently underway. Financial data being provided to auditor. Field work scheduled for end of January.
Fiscal Year 2017/2018 (Measure I)	Field work completed. Auditor preparing draft report.

Nonetheless, the lack of current financial statements and cleared bank reconciliations make the financial picture of the City and the APUA, and its ability to provide adequate public services, unclear.

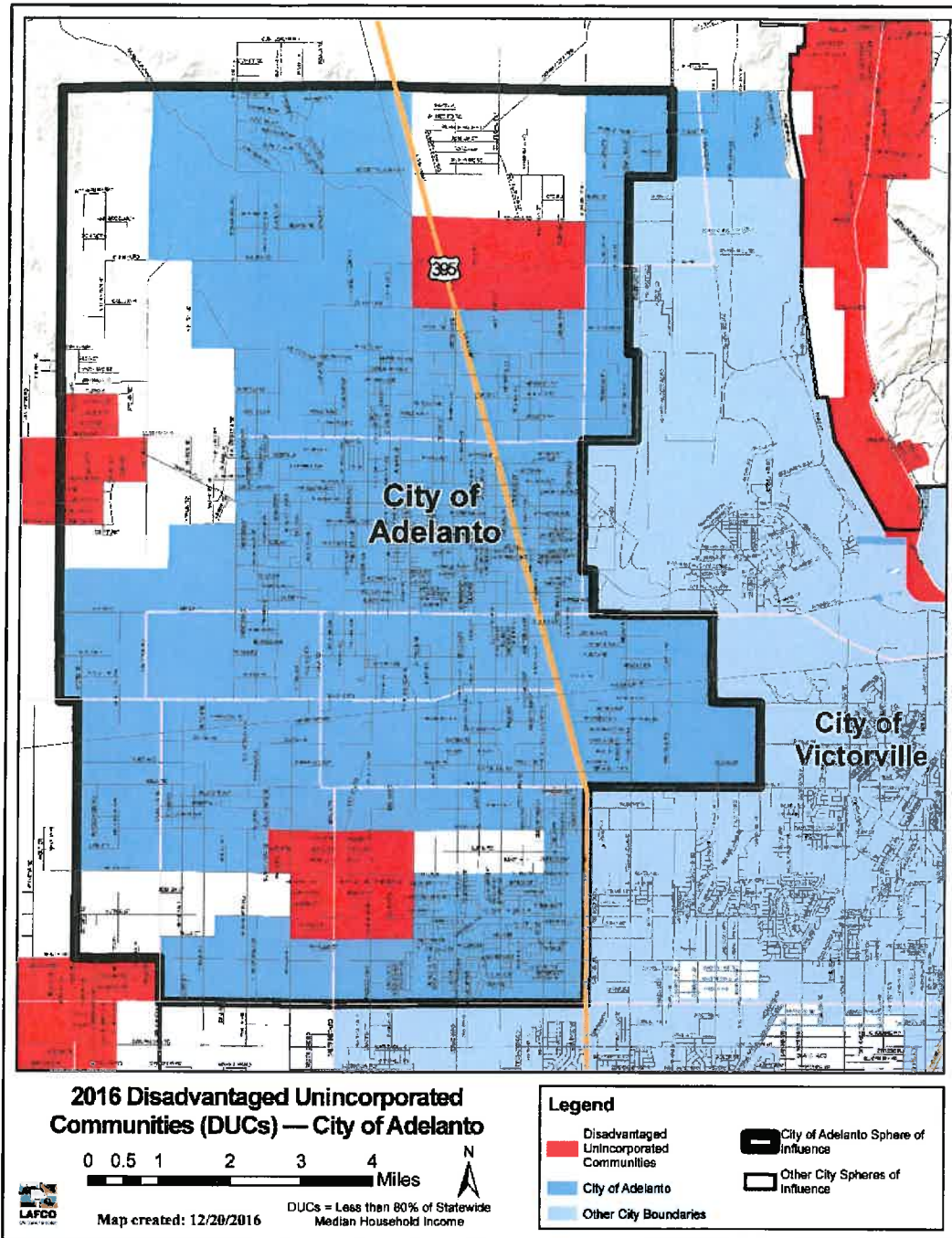
**4. The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency:**

The City of Adelanto is the social and economic community of interest for the Adelanto community. There is no distinct social community wholly within the Adelanto sphere, but the community of El Mirage extends into the western Adelanto sphere, as defined by the boundaries of County Service Area 70 Zone P-6. Economic communities of interest are the Highway 395 and Hi-Desert Corridors and the industries adjacent to the Southern California Logistics Airport. The community is within the Adelanto Elementary School District (western county line to the Mojave River) and the Victor Valley High School District (western county line to I-15).

**5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.**

The disadvantaged unincorporated community (“DUC”) areas identified in red on the map below.

RESOLUTION NO. 3285



The present need for public facilities and services within the City's existing sphere of influence is limited. With the exception of two public schools and a small number of scattered large lot single family homes, the City's entire 11,602-acre sphere area is largely vacant. Within Area B, Highway 395 provides a major transit corridor through the area. It is probable that Areas B and C may see some development activity in the foreseeable future which will require City services. A large portion of Area A is designated by the County's General Plan as Resource Conservation. Resource Conservation-designated areas generally have limited access with limited or no infrastructure. The balance of Area A is designated by the County for Rural Living with minimum 5-acre lots.

## RESOLUTION NO. 3285

As noted previously, the City's Plan designates the entire northwestern area (including the entirety of Area A) as Open Space and also designates the area as having the least priority in terms of growth. Therefore, it is improbable that Area A will need municipal level public facilities or services in the foreseeable future.

### 6. Additional Determinations

- Legal notice of the Commission's consideration of the sphere establishment has been provided through publication of a 1/8<sup>th</sup> page legal advertisement in *The Daily Press*, a newspaper of general circulation in the area.
- Individual notices were provided to all affected and interested agencies, County departments and those individuals and agencies requesting special notice.
- The Commission directed that this process include a meeting between City and County representatives to discuss the current sphere area and any proposed sphere amendment. The meeting was intended to allow both parties to: (1) explore sphere boundary options, and (2) to reach agreement on development standards and planning and zoning requirements to ensure that any development within the sphere occurs in a manner that promotes logical and orderly development of the identified areas. Representatives from the County and the City met on October 30, 2018, however an agreement on any proposed sphere of influence adjustment or related planning and zoning requirements was not reached at this time. As of the date of the hearing specified in this resolution, LAFCO has not received any additional input or a preferred sphere of influence boundary option from the City.

**WHEREAS**, having reviewed and considered the determinations as outlined above, the Commission determines to amend (reduce) the sphere of influence for the City of Adelanto by approximately 5,372 acres.

**NOW, THEREFORE, BE IT RESOLVED** by the Local Agency Formation Commission for San Bernardino County, State of California, that this Commission shall consider the territory described in Exhibit "A" and "A-1" as being the sphere of influence reduction for the City of Adelanto, it being fully understood that the adoption of such sphere of influence is a policy declaration of this Commission based on existing facts and circumstances which, although not readily changed, may be subject to review and change in the event a future significant change of circumstances so warrants.

**THIS ACTION APPROVED AND ADOPTED** by the Local Agency Formation Commission for San Bernardino County by the following vote:

**AYES: COMMISSIONERS: Cox, Curatalo, Lovingood, McCallon and Rowe**

**NOES: COMMISSIONERS: Bagley and Warren**

**ABSENT: COMMISSIONERS: Rutherford**



RESOLUTION NO. 3285

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STATE OF CALIFORNIA                 )  
  ) ss.  
COUNTY OF SAN BERNARDINO        )

I, SAMUEL MARTINEZ, Executive Officer of the Local Agency Formation Commission for San Bernardino County, California, do hereby certify this record to be a full, true, and correct copy of the action taken by said Commission by vote of the members present as the same appears in the Official Minutes of said Commission at its regular meeting of April 17, 2019.

DATED: April 22, 2019

  
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SAMUEL MARTINEZ  
Executive Officer





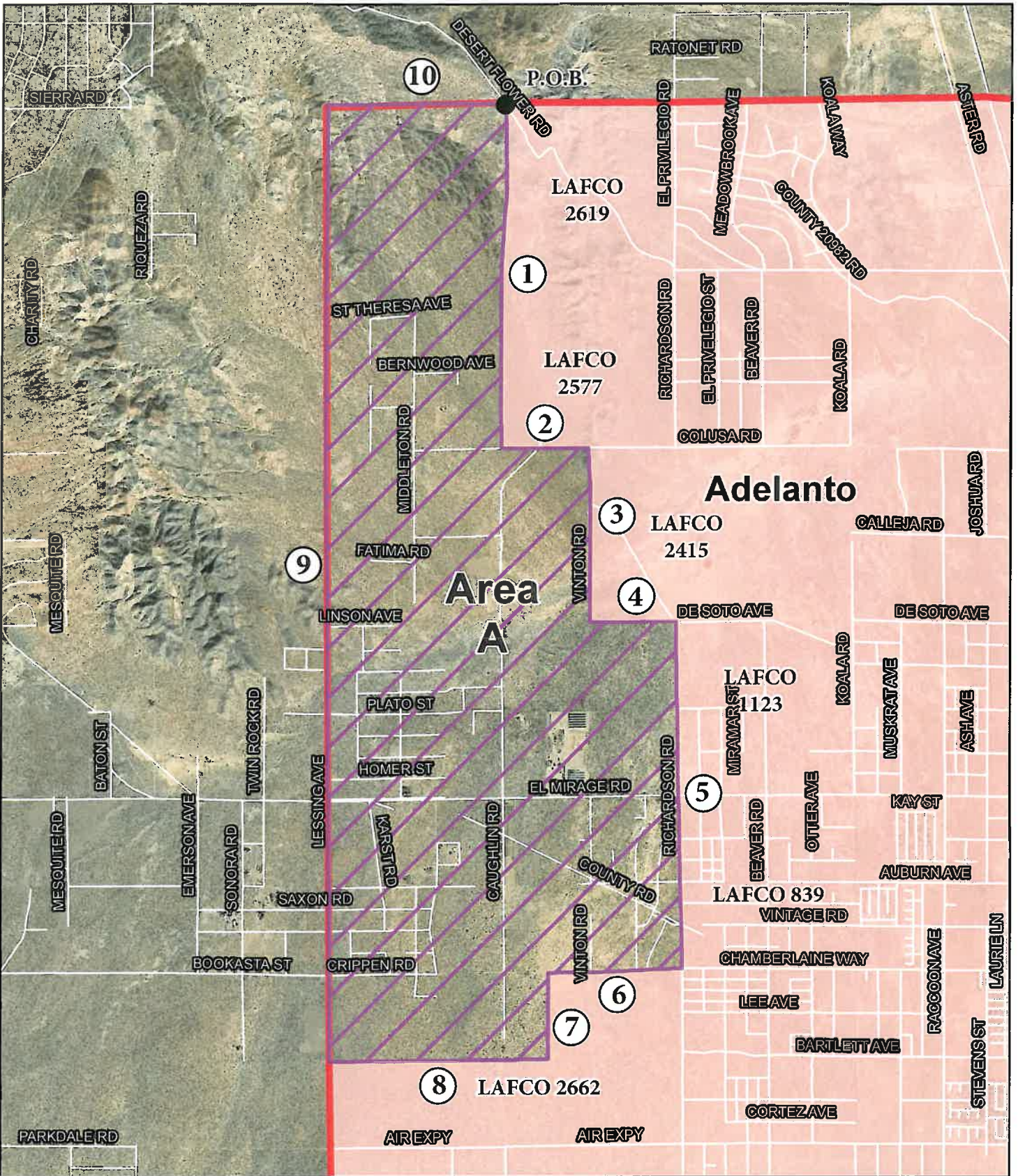
## LAFCO 3232 – Sphere of Influence Amendment (Reduction) for the City of Adelanto

Those parcels of land within Sections 3, 10, 11 (portion), 14, 15, 22, 23, 26 (portion), and 27 (portion), Township 6 North, Range 6 West, and Section 34, Township 7 North, Range 6 West, all of San Bernardino Meridian, in the County of San Bernardino, State of California, described as follows:

**Beginning** at the northeast corner of Section 34, Township 7 North, Range 6 West, S.B.M., said intersection being a point on the existing boundary of the city;

1. Thence southerly along said city boundary and along the east line of said Section 34 and continuing southerly along section lines to the southeast corner of Section 3, Township 6 North, Range 6 West, S.B.M.;
2. Thence easterly along said city boundary and along the north line of the west  $\frac{1}{2}$  of Section 11, Township 6 North, Range 6 West, S.B.M. to the northeast corner of the west  $\frac{1}{2}$  of said Section 11;
3. Thence southerly along said city boundary and along the east line of the west  $\frac{1}{2}$  of said Section 11 to a point on the north line of Section 14, Township 6 North, Range 6 West, S.B.M.;
4. Thence easterly along said city boundary and along the north line of said Section 14 to the northeast corner of said Section 14;
5. Thence southerly along said city boundary and along the east line of said Section 14 and continuing southerly along section lines to the southeast corner of Section 23, Township 6 North, Range 6 West, S.B.M.;
6. Thence westerly along said city boundary and along the south line of said Section 23 to the east line of the west  $\frac{1}{2}$  of the northwest  $\frac{1}{4}$  of Section 26, Township 6 North, Range 6 West, S.B.M.;
7. Thence southerly along said city boundary and along the east line of the west  $\frac{1}{2}$  of the northwest  $\frac{1}{4}$  of said Section 26 to the southeast corner of the west  $\frac{1}{2}$  of the northwest  $\frac{1}{4}$  of said Section 26;
8. Thence westerly along said city boundary and along the south line of the west  $\frac{1}{2}$  of the northwest  $\frac{1}{4}$  of said Section 26 and continuing along the south line of the north  $\frac{1}{2}$  of Section 27, Township 6 North, Range 6 West, S.B.M., to the southwest corner of the north  $\frac{1}{2}$  of said Section 27;
9. Thence leaving said city boundary northerly along the west line of the north  $\frac{1}{2}$  of said Section 27 and continuing northerly along section lines to the northwest corner of Section 34, Township 7 North, Range 6 West, S.B.M.,
10. Thence easterly along the north line of said Section 34 to the northeast corner of said Section 34, which is also the **Point of Beginning**.

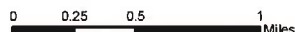
The above described area contains 5,372 acres, more or less.



**LAFCO 3232 – Sphere of Influence Amendment (Reduction) for the City of Adelanto**



Disclaimer: The information shown is intended to be used for general display only and is not to be used as an official map.



- City of Adelanto Sphere of Influence Reduction Area (Approximately 5,372 acres)
- City of Adelanto
- P.O.B. (Point of Beginning)