

## 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 application to allow the San Bernardino LAFCO, its staff and others to adequately assess the proposal. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your proposal. 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: LAFCO 3232 – Sphere of Influence Amendment for City of Adelanto

2. NAME OF APPLICANT: LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

APPLICANT TYPE:  Landowner  Local Agency  
 Registered Voter  Other LAFCO

MAILING ADDRESS:

1170 West Third Street, Unit 150, San Bernardino, CA 92415-0490

PHONE: (909) 388-0480

FAX: (909) 388-0481

E-MAIL ADDRESS: lafco@lafco.sbcounty.gov

3. GENERAL LOCATION OF PROPOSAL:

The City has three distinct sphere of influence (SOI) areas located outside its current boundaries. SOI Area "A", the smallest of the sphere areas, comprises approximately 2,940 acres and is located near the southern portion of the City, generally east of Lessing Avenue, north of Palmdale Avenue, south of Cactus Road, and west of Jonathon Street. SOI Area "B", approximately 6,987 acres, is located near the northwest portion of the City and is generally north of Bartlett Avenue, east of Lessing Avenue, south of Desert Flower Road and west of Richardson Road. SOI Area "C" contains approximately 3,290 acres, is located near the northeast area of the City and is generally north of Calleja Road, south of Sierra Road, east of Aster Road and west of Adelanto Road. Combined, the total acreage of the three SOI areas is approximately 13,217 acres.

4. Does the application possess 100% written consent of each landowner in the subject territory?  
YES  NO  If YES, provide written authorization for change.
5. Indicate the reason(s) that the proposed action has been requested.

LAFCO's 2018 Countywide Service Review for Wastewater (LAFCO 3190) identified the City of Adelanto as a "hot spot" noting significant financial, operational and managerial challenges for the City and its Adelanto Public Utilities Authority. The City has previously expressed interest in expanding its sphere of influence to take advantage of its proximity to the future High Desert Corridor/E220 and increased future commercial and industrial development opportunities and their related economic benefits. At issue is the City's long-term sustainability. As part of its Countywide Service Review for Wastewater, LAFCO, at its August 15, 2018 hearing, initiated a sphere of influence amendment for the City of Adelanto to determine the appropriate sphere of influence for the City.

### **LAND USE AND DEVELOPMENT POTENTIAL**

1. Total land area of subject territory (defined in acres):  
  
The current sphere of influence for the City of Adelanto encompasses approximately 13,217 acres located in three distinct, non-contiguous areas near the northern and southern portions of the City.
2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments)  
  
The City's sphere of influence is largely undeveloped. There are some scattered large lot single family homes in SOI Areas A, B and C, and two public schools are located in SOI Area A.
3. Approximate current population within area:  
  
According to the latest Census Bureau data, as of January 1, 2018, the City of Adelanto has a population of 35,293 residents. Population within the City's SOI is minimal due to a lack of development, although no exact population figure is available.
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):  
  
The Adelanto General Plan 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 development with varying densities. The City also recently approved designated "Cannabis Dispensary Zones" for medical/adult use cannabis-related uses.
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:

None \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Indicate the existing use of the subject territory.  
Scattered large lot single family homes and two public schools. The territory is predominantly vacant open space.

7. What is the proposed land use?  
N/A \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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  If YES, please explain.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

<input type="checkbox"/> Agricultural Land Uses	<input type="checkbox"/> Agricultural Preserve Designation
<input type="checkbox"/> Williamson Act Contract	<input type="checkbox"/> Area where Special Permits are Required
<input type="checkbox"/> Any other unusual features of the area or permits required: _____	

\_\_\_\_\_

9. Provide a narrative response to the following factor of consideration as identified in §56668(p):  
*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:*  
N/A \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ENVIRONMENTAL INFORMATION**

1. Provide general description of topography. \_\_\_\_\_

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

Residential	_____ 1%	Agricultural	_____ %
Commercial	_____ %	Vacant	_____ 99%
Industrial	_____ %	Other	_____ %

3. Describe the surrounding land uses:

NORTH            SOI Area A: Manufacturing/Industrial and Single Family Residential  
                      SOI Area B: Open Space  
                      SOI Area C: Open Space

EAST             SOI Area A: Residential  
                      SOI Area B: Residential  
                      SOI Area C: Residential, Airport Development

SOUTH:          SOI Area A: Residential  
                      SOI Area B: Open Space  
                      SOI Area C: Airport Development, Residential

WEST:            SOI Area A: Open Space  
                      SOI Area B: Open Space  
                      SOI Area C: Residential

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

N/A

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

N/A

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

LAFCO has approved two out-of-agency services contracts allowing the City to provide wastewater collection/treatment and/or retail water with SOI Area A (southern sphere).

7. Is this proposal 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 Jesse Flores, City Manager TELEPHONE NO. 760-246-2300

ADDRESS:  
11600 Air Expressway, Adelanto, CA 92301

NAME Charles Rangel, Development Services Director TELEPHONE NO. 760-246-2300

ADDRESS:  
11600 Air Expressway, Adelanto, CA 92301

NAME \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

ADDRESS:  
\_\_\_\_\_

**CERTIFICATION**

As a part of this application, the City/Town of N/A, or the N/A District/Agency, \_\_\_\_\_ (the applicant) and/or the \_\_\_\_\_ (real party in interest - landowner and/or registered voter of the application subject property) agree to defend, indemnify, hold harmless, promptly reimburse San Bernardino LAFCO for all reasonable expenses and attorney fees, and release 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, penalties, fines and other costs imposed upon or incurred by San Bernardino LAFCO should San Bernardino LAFCO be named as a party in any litigation or administrative proceeding in connection with this application.

As the person signing this application, I will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I understand that if this application is approved, the Commission will impose a condition requiring the applicant and/or the real party in interest to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

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 January 14, 2019

\_\_\_\_\_  
SIGNATURE

SAMUEL MARTINEZ

Printed Name of Applicant or Real Property in Interest  
(Landowner/Registered Voter of the Application Subject Property)

\_\_\_\_\_  
LAFCO EXECUTIVE OFFICER

Title and Affiliation (if applicable)

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