

## Justification for Proposal and Preliminary Environmental Description Form

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

### GENERAL INFORMATION

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

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

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

6. Indicate the existing land use.

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

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

What is the proposed land use?

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

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

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

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

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

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

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

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

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

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**ENVIRONMENTAL INFORMATION**

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

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

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

3. Describe the surrounding land uses:

NORTH Agricultural with some rural residential

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

SOUTH Agricultural, rural residential, and conservation

WEST Conservation with sparse rural residential

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

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

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

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

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

\_\_\_\_\_

\_\_\_\_\_

**NOTICES**

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

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

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

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

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

**CERTIFICATION**

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

DATE 8-8-08

*Kimberly Cox*  
SIGNATURE OF APPLICANT

Kimberly Cox  
PRINTED NAME OF APPLICANT

General Manager  
TITLE

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

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

APPLICATION TO BE SUBMITTED TO:

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

## SUPPLEMENT SPHERE OF INFLUENCE CHANGE

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

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

### SPHERE EXPANSION

Helendale Community Services District

### SPHERE REDUCTION

\_\_\_\_\_

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

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

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

## Existing Land Uses

Existing Land Use	Helendale CSD		Expansion Areas		Total Proposed SOI	
	Acres	Percent	Acres	Percent	Acres	Percent
Agricultural	899	1.2%	1,955	2.2%	2,854	1.8%
Commercial - Retail	17	0.0%	0	0.0%	17	0.0%
Equestrian	102	0.1%	31	0.0%	132	0.1%
Industrial	24	0.0%	7	0.0%	31	0.0%
Mining	0	0.0%	126	0.1%	126	0.1%
Public	885	1.2%	405	0.5%	1,290	0.8%
Residential - MF	22	0.0%	0	0.0%	22	0.0%
Residential - SF	1,211	1.6%	1,347	1.5%	2,558	1.6%
Utility	301	0.4%	261	0.3%	562	0.3%
Open Space - Maintained	41	0.1%	221	0.3%	262	0.2%
Bureau of Land Management	33,275	44.8%	36,695	41.5%	69,971	43.0%
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Source: Stanley R. Hoffman Associates, Inc.  
San Bernardino Associated Governments (SANBAG)  
United States Department of the Interior, Bureau of Land Management

## Proposed Land Uses

Code	Description	Helendale CSD		Expansion Areas		Total Proposed SOI	
		Acres	Percent	Acres	Percent	Acres	Percent
AG	Agricultural	759	1.0%	1,479	1.7%	2,238	1.4%
CG	General Commercial	12	0.0%	0	0.0%	12	0.0%
CN	Neighborhood Commercial	355	0.5%	0	0.0%	355	0.2%
CR	Rural Commercial	2	0.0%	0	0.0%	2	0.0%
FW	Floodway	2,923	3.9%	4,818	5.5%	7,742	4.8%
IC	Industry Commercial	239	0.3%	0	0.0%	239	0.1%
IR	Regional Industrial	0	0.0%	665	0.8%	665	0.4%
RC	Resource Conservation <sup>1</sup>	40,548	54.6%	54,270	61.4%	94,819	58.3%
RC-AP	Resource Conservation	0	0.0%	213	0.2%	213	0.1%
RL	Rural Living	7,477	10.1%	18,008	20.4%	25,485	15.7%
RL-20	Rural Living	319	0.4%	0	0.0%	319	0.2%
RL-40	Rural Living	0	0.0%	1,049	1.2%	1,049	0.6%
RL-5	Rural Living	18,170	24.5%	7,852	8.9%	26,022	16.0%
RM	Multiple Residential	182	0.2%	0	0.0%	182	0.1%
RS	Single Residential	3,089	4.2%	0	0.0%	3,089	1.9%
RS-20M	Single Residential	147	0.2%	0	0.0%	147	0.1%
<b>Total</b>		<b>74,224</b>	<b>100.0%</b>	<b>88,354</b>	<b>100.0%</b>	<b>162,578</b>	<b>100.0%</b>
	<b>Square Miles</b>	<b>118</b>		<b>138</b>		<b>254</b>	

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

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

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

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

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

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

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

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

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

N/A

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

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

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

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

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

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

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

**CERTIFICATION**

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

DATE 8-5-08

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