

MANDATORY FIVE YEAR SPHERE OF INFLUENCE UPDATE

3134

INTRODUCTION: The questions on this form are designed to obtain data about the entity's existing sphere of influence to allow the Commission and its staff to begin to assess the mandated sphere update process. You are encouraged to include any additional information that you believe is pertinent to the process. Use additional sheets where necessary and/or include any relevant documents.

1. NAME OF AGENCY: **TOWN OF YUCCA VALLEY**

2. Provide an identification of the entities that provide service to your agency. Please indicate whether they are public or private entities and include subsidiary districts in this description. Please include a description of City or District-governed agencies (i.e., redevelopment agency, development corporations, joint powers authorities, improvement districts, etc.):

SERVICE	PROVIDED BY WHOM
Redevelopment	Town of Yucca Valley Redevelopment Agency
Police	San Bernardino County Sheriff
Fire	Yucca Valley Fire District
Transit	Morongo Basin Transit Authority
Hospital	Hi-Desert Memorial Hospital District
Airport	Yucca Valley Airport District
College	Copper Mountain Community College District
Schools	Morongo Unified School District
Water	High Desert Water District
Trash	Burrtec, Inc
Electric	Southern California Edison
Gas	Southern California Gas
Cable	Time Warner Cable
Library	San Bernardino County Library

3. Provide a narrative description of anticipated alterations in the agency's current sphere of influence that should be considered in this review. This identification should include any potential development that would require a sphere of influence amendment for implementation, etc. (If additional room for response is necessary, please attach additional sheets to this form.)

The Town is requesting the San Bernardino County Local Agency Formation Commission (LAFCO) establish a 14,348acre sphere of influence (SOI) area. The SOI area contains about 1,148 households. If and when annexed into the town, the SOI area would represent a 56.3 percent increase in land area, a 14.2 percent increase in population, and a 13.7 percent increase in households. The proposed SOI covers a northern area and a western area.

The western SOI expansion area encompasses 1,094 acres of land at the Town's current

western boundary, north of CA62. San Bernardino County (county) has zoned most of this area RC (Resource Conservation) although about 18 parcels are zoned RL5 (Rural Living). The SOI in this area would be coterminous with the current Hi Desert Water District service area.

The northern SOI area encompasses 13,254 acres of land, north of the town's current boundary, in an area commonly referred to as Yucca Mesa. The county has zoned most of this area RL5 (Rural Living), and RL (Rural Living), with smaller areas zoned RI10 (Rural Living), RC (Resource Conservation), RS1 (Single Residential) and RS14M (Single Residential). This area also contains 5 parcels zoned CN (Neighborhood Commercial) and one parcel zoned IN (Institutional, site of Yucca Mesa Elementary School). The SOI in this area is coterminous with the current Hi Desert Water District service area.

The Town currently encompasses about 25,487 acres of land. The total proposed SOI area contains an additional 14,348 acres, a potential 56.3 percent increase. The CA Department of Finance estimates the current population of the Town of Yucca Valley to be 21,268, and the sphere area has a population of 2,982; a potential 14.2 percent increase.

4. **CITIES:** Provide an outline of negotiations with the County of San Bernardino related to any sphere change anticipated. Please include an outline of agreements on boundaries, development standards, zoning requirements, if any. This is required pursuant to Government Code Section 56425(b).

Town staff and consultants met with the San Bernardino County Administrative Office on August 7, 2008 to discuss the expansion of the Town of Yucca Valley SOI as described above. The County Administrative Office had no objection to or conflict with the request.

5. **CITIES:** Provide an outline of the dates for adoption and plans for update, if any, for:

General Plan _____ Adopted December 14, 1995 _____

Elements if adopted separately

NAME	DATE OF ADOPTION/UPDATE PLANS
<u>Housing Element</u>	<u>Update in progress</u>
_____	<u>Submitted to State Jan. 2009</u>

6. **CITIES/SPECIAL DISTRICTS:** For the services provided by the agency identify the appropriate document below and provide an outline of the date of adoption, schedule for update, copy of the document and copy of environmental document, if applicable:

Master Plan for Water Utility	<u>Not Applicable</u>
Master Plan for Sewer Utility	<u>Not Applicable</u>
Master Plan for Fire Service	<u>Not Applicable</u>
Master Plan for Park Service	<u>TC Action October 9, 2008 - Attached</u>
Urban Water Management Plan	<u>Not Applicable</u>

(with copy of certification from Department of Water Resources)

Other (Please name):

Public Facilities Master Plan TC Action October 9, 2008 - Attached

7. **SPECIAL DISTRICTS:** Provide an outline of the following items related to the services provided by the District. This response is specifically required by Government Code Section 56425(i) et seq.

a) Provide a written statement specifying the functions and/or classes of service provided by your District.

Not Applicable

b) Provide a written description of the nature, location and extent of the functions and/or classes of service outlined above. Where the service area is less than the boundaries of the District provide a map depiction of the location.

Not Applicable

c) Provide a brief outline of master plans adopted for each of the services listed above including a summary of their findings and the date of their adoption. If master plans are required to be filed with a County, State or Federal agency please note the date of their acceptance. Provide a copy of the master plans with this document if not previously provided to the LAFCO staff office including a copy of the environmental determination associated with the document.

Not Applicable

8. Provide a response to the four factors outlined in Government Code Section 56425 required for a sphere of influence review outlined as follows:

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

Statistical Summary of General Plan Land Uses

Category	Density	December 14, 1995		June 30, 2008	
		Acres	% of Total Acreage	Acres	% of Total Acreage
H-R-40	0-1 du/40 acres	430	1.69%	430	1.69%
H-R-20	0-1 du/20 acres	4,177	16.39%	4,125	16.19%
R-L-5	0-1 du/5 acres	4,612	18.10%	4,636	18.19%
R-L-10	0-1 du/10 acres	139	0.55%	139	0.55%
R-L-2.5	0-1 du/2.5 acres	5,190	20.36%	5,198	20.39%
R-L-1	0-1 du/acre	2,290	8.98%	2,206	8.66%
R-S-2	0-2 du/acre	3,981	15.62%	3,952	15.50%
R-S-3.5	0-3 du/acre	17	0.07%	151	0.59%
R-S-4	0-4 du/acre	25	0.10%	25	0.10%
R-S-5	0-5 du/acre	1,254	4.92%	1,252	4.91%
R-M-4	0-4 du/acre	12	0.05%	12	0.05%
R-M-8	0-8 du/acre	30	0.12%	35	0.14%

R-M-10	0-10 du/acre	328	1.29%	337	1.32%
R-M-F	0-12 du/acre	9	0.04%	9	0.04%
R-M-14	0-14 du/acre	97	0.38%	97	0.38%
Sub Total		22,591	88.64%	22,173	87.00%
C-MU	Varies	281	1.10%	281	0.12%
C-S	N/A	63	0.25%	63	0.25%
C-N	N/A	102	0.40%	103	0.41%
C-G	N/A	503	1.97%	492	1.97%
C-C	N/A	20	0.08%	20	0.08%
C-O	N/A	49	0.19%	49	0.20%
C-RR	N/A	121	0.47%	121	0.49%
			0.00%	0	0.00%
I	N/A	860	3.37%	860	3.45%
			0.00%	0	0.00%
P-QP	N/A	385	1.51%	393	1.58%
			0.00%	0	0.00%
O-S	N/A	512	2.01%	503	2.02%
Sub Total		2,896	11.36%	2,884	11.58%
TOTAL		25,487	100.00%	25,057	98.57%

No changes to the land use designations contained within the General Plan are currently proposed or anticipated.

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

Please see the Public Facilities Master Plan attached to this report.

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

Please see the Public Facilities Master Plan attached to this report.

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

None – see demographic information below.

**Zip Code Tabulation Area 92284
Town of Yucca Valley**

Census 2000 Demographic Profile Highlights:

General Characteristics:	% of Population	
Total population	20,477	
Male	9,830	48.0%
Female	10,647	52.0%
Median age (years)	42.0	
Under 5 years	1,157	5.7%
18 years and over	15,366	75.0%
65 years and over 4,592	22.4	12.4%
One race	19,871	97.0%
White	18,008	87.9%
Black or African American	425	2.1%
American Indian & Alaska Native	280	1.4%
Asian	247	1.2%
Native Hawaiian & Other Pacific Islander	53	0.3%
Some other race	858	4.2%
Two or more races	606	3.0 %
Hispanic or Latino (of any race)	2,253	11.0%
Social Characteristics;		
Population 25 years and over	14,217	
High school graduate or higher	11,533	81.1%
Bachelor's degree or higher	1,730	12.2%
Civilian veterans (18 years and over)	2,878	18.7%
Disability status (population 5 years and over)	5,545	28.9%
Foreign born	1,104	5.3%

CERTIFICATION

I hereby certify that the statements furnished above and in the attached supplements, exhibits, and documents present the date and information required for this mandatory review 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: March 30, 2009



Signature of Official

ANDREW J. TAKATA

Printed Name

TOWN MANAGER

Title