



LOCAL AGENCY FORMATION COMMISSION

215 North "D" Street, Suite 204 • San Bernardino, CA 92415-0490

(909) 383-9900 • Fax (909) 383-9901

E-mail: lafco@lafco.sbcounty.gov • www.sbclafco.org

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CLARK H. ALSOP

June 11, 2009

Andy Takata, Town Manager
Town of Yucca Valley
57090 Twentynine Palms Highway
Yucca Valley, CA 92284

Dear Mr. Takata:

On May 14, 2009, the Departmental Review Committee for the Local Agency Formation Commission reviewed your proposals entitled:

LAFCO 3134 – Municipal Service Review and Sphere of Influence
Amendment (Update) for the Town of Yucca Valley

The following determinations were made:

1. The proposal will require a revised legal description and map that reflect the corrections shown on the enclosed documents from the County Surveyor's office. It was discussed that, if required, a follow-up meeting with the Town's engineers, LAFCO staff and the staff of the County Surveyor office would take place to review the corrections. If after you have reviewed the corrections you wish to have a follow-up meeting, please contact LAFCO staff and we will coordinate the set up of the meeting to resolve these issues.

The revised version of the map and legal description should show the complete title, revision number, date of revision and signature and certification seal of either a licensed land surveyor or registered civil engineer. Ten copies of the revised legal description and ten copies of the revised map are required to be submitted. If the map is submitted on a sheet greater than 11"x17", a copy of a reduced version of the map must be submitted for our reproduction purposes.
2. LAFCO staff raised questions regarding the existence of dirt roads in urban areas and their maintenance. It is requested that the Town provide additional information on its service delivery to dirt roads in densely populated areas. Enclosed is the response from the County Public Works Department identifying the County maintained roads.

3. County Special Districts Department has expressed concern over the future of County Service Area 70 Improvement Zone TV-5 (TV-5) should sphere expansion be approved and future annexation move forward. This concern relates to the LAFCO position that County Service Area 70 will not be retained in a city/town annexation as it is a duplication of services given its range of function. Therefore, a future annexation would include detachment from TV-5 and result in a significant decrease of revenue for TV-5 even though the area would still be able to receive the translator signal. Please provide a response to this issue, especially the position that the Town could not provide this service.
4. County Service Area 70 Improvement Zones R-26 and R-29 provide road grading service within the proposed northern sphere expansion area. Dependent upon the annexation boundary proposed, the areas would either be detached from or would require dissolution of the improvement zones. LAFCO staff requests that the Town provide its position on the future assumption of the service and the assessments if the areas were to be annexed.
5. Enclosed are the comments received from the Yucca Mesa Improvement Association, the Homestead Valley Community Council, and the Stop Yucca Mesa Annexation Coalition. Only the Stop Yucca Mesa Annexation Coalition has provided comments on the materials submitted by the Town. Please provide the Town's response to these comments in writing. Also of importance to LAFCO is an outline of the Town's outreach to the Yucca Mesa community during this process.
5. LAFCO's environmental Consultant, Shay Lawry of Tom Dodson & Associates, has indicated the recommendation that this proposal is considered to be statutorily exempt from environmental review since it will not cause a physical change in the environment.

We would appreciate receiving the requested responses/information by no later than July 8, 2009. Without a determination on environmental processing, no hearing date for Commission consideration can be established. If you have any questions on this correspondence, please do not hesitate to contact our office.

Sincerely,



KATHLEEN ROLLINGS-McDONALD
Executive Officer

cc: Dave Prusch, Field Representative, Supervisor Derry's Office
Shane Stueckle, Deputy Town Manager
Elizabeth Karman
Jim Ricker, G5 Community Plans Liaison Officer